

2022044934 00071

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED
09/30/2022 11:28:21 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3720
PG: 3008 - 3010

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

PIN # 6865-80-0472

LO100 BL5641E

Mail after recording & all future tax bills to: GRANTEE at Mailing Address

This instrument prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

~~No Title Search Performed or Requested~~
THIS DEED made this 17 day of August, 2022 by and between:

GRANTORS

VITO J. LUPPINO and wife, **LAUREN A. LUPPINO**
Mailing Address: 8003 Hacker Drive, Stokesdale, NC 27357

GRANTEES

JASON EDWARD ZIEGENHEIN and wife, **JESSICA LYNN ZIEGENHEIN**
Mailing Address & Subject Property: 5313 Ember Lane, Kernersville, NC 27284

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property was the primary residence of the Grantors. Prior Deed Book 3255 at page 2228 and Plat Book 32 at Page 2, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.


And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this the day and year first above written.



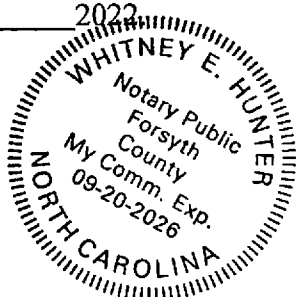
VITO J. LUPPINO, Grantor (SEAL)



LAUREN A. LUPPINO, Grantor (SEAL)

STATE OF NORTH CAROLINA, Forsyth COUNTY

I, Whitney E. Hunter a Notary Public in and for said State and Forsyth County do hereby certify that the following individuals, **VITO J. LUPPINO** and wife, **LAUREN A. LUPPINO** personally appeared before me this day each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 17 day of August 2022.





Notary Public
My Commission Expires: 9/20/2026

Exhibit "A"

**Property of Jessica Lynn Ziegenhein and Jason Edward Ziegenhein, wife and husband
5313 Ember Lane**

BEING KNOWN AND DESIGNATED as Lot Number 100 as shown on the map of SEDGE LAKE GARDEN, a recorded in Plat Book 32, Page 2, in the Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The subject property is the same as that property described in Deed Book 3255, Page 2228, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6865-80-0472 on the Forsyth County Tax Maps.