

2022046979 00114

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 10/14/2022 12:09:03 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3723
PG: 712 - 713

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier Number: 6808-68-1981 Tax ID or Block & Lot: BLOCK 5038 LOT 009

Mail/Box to: Grantee at 2544 Harvel School Road, Yadkinville, NC 27055

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 9 of Moravian Village

THIS DEED made this October 14, 2022 by and between

GRANTOR		GRANTEE
Ernest J. Griffith and spouse, Brenda F. Griffith		WestCar Properties LLC, a NC LLC
Grantor Address:		Buyer Address:
Post Office Box 114 Bethania, NC 27010		2544 Harvel School Road Yadkinville, NC 27055
		Property Address:
		2305 Innsbruck Lane Bethania, NC 27040

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.

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

Being Known and Designated as Lot 9 as shown on Map of Property of Moravian Village as recorded in Plat Book 23, Page 112 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3652, Page 4148.

A map showing the above described property is recorded in Plat Book 23, Page 112.

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

And the Grantor covenants with the Grantee, that Grantor is 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 Grantor 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:

___ / ___ THIS PROPERTY ☒ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Ernest J. Griffith (SEAL)
Ernest J. Griffith

Brenda F. Griffith (SEAL)
Brenda F. Griffith

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Ernest J. Griffith and spouse, Brenda F. Griffith personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 14 day of October, 2022.

My Commission Expires: 10/3/2027

Brian H. Elam
Brian H. Elam, Notary Public

