

2022048234 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$780.00

PRESENTED & RECORDED
 10/24/2022 02:01:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3724
PG: 3229 - 3230

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$780.00

Parcel Identifier No. 6865-81-1625.000 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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.*

Brief description for the Index: Lot 33 Sedge Lake Garden, Sec 3

THIS DEED made this 21 day of October, 2022, by and between

GRANTOR

Jacob Curran and wife, Heidi Curran

337 Brinkley Circle, Mebane, NC 27302

GRANTEE

Sheny Carol Mejia (single)

Property: 5175 Toucan 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.

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 33 as shown on the map of Sedge Lake Garden, Section Three, as recorded in Plat Book 36, page 29, 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 3629, Page 2072.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 36, page 29.

submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Easements and Restrictions on record, if any, and current years Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Jacob Curran (SEAL)

By: _____
Print/Type Name & Title: _____ Heidi Curran (SEAL)

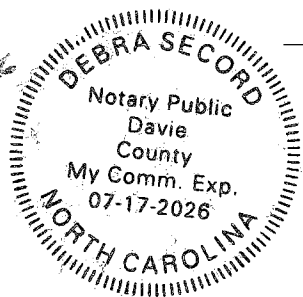
By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that **Jacob Curran and wife, Heidi Curran** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21 day of October, 2022.

My Commission Expires: 7/17/2026
(Affix Seal)



Debra Secord
Debra Secord Notary Public
Notary's Printed or Typed Name