

202205331 00074

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$589.00

PRESENTED & RECORDED
 12/16/2022 12:21:31 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3733
PG: 845 - 846

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 589.00

Parcel Identifier No.: 5896-79-2096 (Block 4635B, Lot 086)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2129 Storm Canyon Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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 86, Whispering Winds, Section 1

THIS DEED made this 15 day of December, 2022 by and between,

| GRANTOR | GRANTEE |
|--|---|
| JENNIFER GRAYBEAL BOONE (f/k/a Jennifer A. Busick) and husband, JOHNNY D. GRAYBEAL Mailing Address: 2678 Amesbury Road, Winston-Salem, NC 27103 | ABIGAIL LIGHTFOOT (unmarried) Mailing Address: 2129 Storm Canyon Road, Winston-Salem, NC 27106 |

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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 86, as shown on the map of WHISPERING WINDS, SECTION 1, as recorded in Plat Book 25, Page 115, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2129 Storm Canyon Road, Winston-Salem, NC 27106

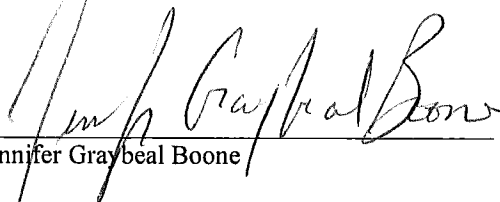
The property does include the primary residence of the Grantor.

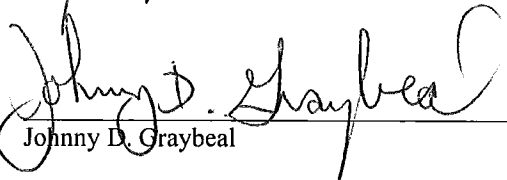
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3562, Page 2717, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 25, Page 115.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

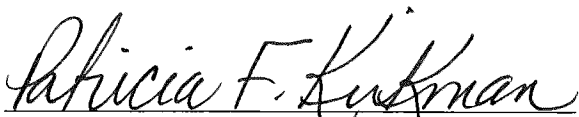
 (SEAL)
Jennifer Graybeal Boone

 (SEAL)
Johnny D. Graybeal

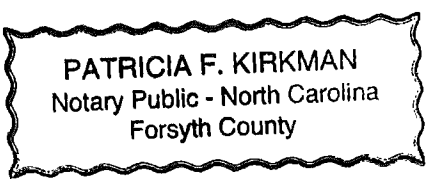
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jennifer Graybeal Boone and Johnny D. Graybeal**

Date: 12.15.22


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5.29.24