

2022055372 00115

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
12/16/2022 02:36:25 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3733
PG: 1054 - 1058

Submitted electronically by "Faw Folger & Johnson, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Prepared by: Richard David Johnson, II, Attorney, Mount Airy, North Carolina 27030
Parcel Identification Number: 5897-45-6061.000
Excise Tax: \$460.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED is made as of the 16th day of December, 2022 by and between:

CHASE FERRELL and HANNAH FERRELL, Husband and Wife;

hereinafter identified as the *Grantors*; and

CAROLYN SIMON;

hereinafter identified as the *Grantee*.

The address of the Grantors is 7930 Reynolda Road, Pfafftown, North Carolina 27040.

The address of the Grantee is 5308 Westrock Drive, Pfafftown, North Carolina 27040.

The designation Grantors 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 Grantors, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, sell and convey unto the Grantee in fee simple, all that certain lot(s) or parcel(s) of land situated in Forsyth

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

**FOR PROPERTY DESCRIPTION, SEE "EXHIBIT A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

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

The Grantors covenant with the Grantee that Grantors are seized of the premises in fee simple and have 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 any exceptions herein stated.

The herein conveyed lot(s) or parcel(s) of land is conveyed subject to the following exceptions:

1. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the herein conveyed property, the structures located thereon, their construction and uses, in force on the date hereof (if any such exist and, if so, to the extent enforceable);
2. Any and all applicable public utility, street and/or highway easements of record;
3. The right of way of Westrock Drive;
4. Matters as shown on that certain Plat of Survey recorded in Plat Book 28 at Page 196, Forsyth County Registry;
5. The restrictions, terms and conditions as recorded in Book 1414 at Page 38, Forsyth County Registry;
6. Ad valorem taxes for the current year and subsequent years, not yet due and payable.

The herein Grantors hereby acknowledge that the property herein conveyed does include the Grantors' primary residence. This acknowledgment is provided to facilitate the accurate appraisal of real property for taxation pursuant to N.C.G.S. Section 105-317.2.

The herein conveyed property was acquired by the herein Grantors by and through that certain North Carolina General Warranty Deed recorded in Book 3510 at Page 1317, Forsyth County Registry.

**SIGNATURE OF THE GRANTORS AND THE NOTARIZATION THEREOF
TO FOLLOW ON PAGES 3 AND 4**

IN WITNESS WHEREOF, the Grantors have set his and her hand and seal the day and year first above written.

Chase Ferrell (SEAL)
CHASE FERRELL

STATE OF NORTH CAROLINA

COUNTY OF SURRY

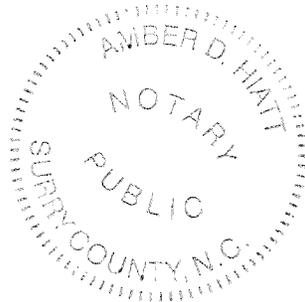
I, *Amber D. Hiatt*, a Notary Public for the above County and State, do hereby certify that **CHASE FERRELL**, being personally known to me or whose identity was proven to me, appeared before me this date and acknowledged the execution of the foregoing North Carolina General Warranty Deed in the capacity therein expressed: GRANTOR.

Witness my hand and notarial seal, this the 16th day of December, 2022.

Amber D. Hiatt
Signature of Notary Public

My Commission Expires:

10-27-2023



Hannah Ferrell (SEAL)
HANNAH FERRELL

STATE OF NORTH CAROLINA

COUNTY OF SURRY

I, Amber D. Hiatt, a Notary Public for the above County and State, do hereby certify that **HANNAH FERRELL**, being personally known to me or whose identity was proven to me, appeared before me this date and acknowledged the execution of the foregoing North Carolina General Warranty Deed in the capacity therein expressed: GRANTOR.

Witness my hand and notarial seal, this the 16th day of December, 2022.

Amber D. Hiatt
Signature of Notary Public

My Commission Expires:

10-27-2023

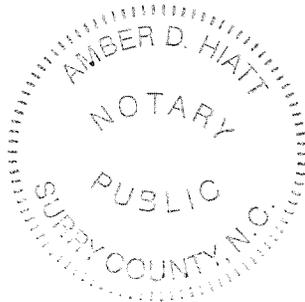


EXHIBIT A
PROPERTY DESCRIPTION

NORTH CAROLINA GENERAL WARRANTY DEED dated December 16, 2022

GRANTORS: CHASE FERRELL and HANNAH FERRELL, Husband and Wife

GRANTEE: CAROLYN SIMON

Located on Westrock Drive in Forsyth County, North Carolina, and being more particularly described as follows:

BEING ALL of Lot 50 of SALEM WEST, Section 2, as shown on the plat recorded in Plat Book 28 at Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina; said Plat of Survey (Plat Book 28, Page 196) is hereby incorporated by reference for a more complete and precise description of the herein described property.

The herein described property is currently and commonly known as 5308 Westrock Drive, Pfafftown, North Carolina 27040 and, further, currently identified by the Forsyth County Tax Department by Parcel Identification Number 5897-45-6061.000.