

2022056602 00056

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$696.00

PRESENTED & RECORDED
 12/29/2022 11:39:10 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3734
PG: 3406 - 3408

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$696.00

Parcel Identifier No.: 5883-97-0101

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 44, Village Club

THIS DEED made this 29th day of December, 2022, by and between

GRANTOR	GRANTEE
<p>Christopher M. Meador and Ann R. Meador, a married couple</p> <p>Mailing Address: 153 Sherwood Ct Advance, NC 27006</p>	<p>Caleb Crucian, an unmarried man</p> <p>Property Address: 145 Village Club Lane, Clemmons, NC 27012</p> <p>Mailing Address: 8373 Cheval Street Clemmons, NC 27012</p>

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 __, City of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3305, Page 2345, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 147, and referenced within this instrument.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Christopher M. Meador
Christopher M. Meador

Ann R Meador
Ann R. Meador

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Laurie R Stegall, Notary Public, do hereby certify that Christopher M. Meador and Ann R Meador personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29th day of December, 2022.

Laurie R Stegall
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/16/25

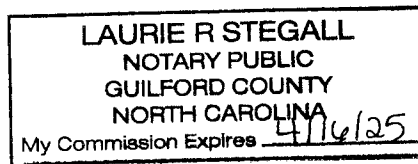


Exhibit "A"

BEING KNOWN AND DESIGNATED AS LOT NUMBER 44, AS SHOWN ON THE PLAT OF VILLAGE CLUB, SECTION 1, AS RECORDED IN PLAT BOOK 37 AT PAGE 147 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID # 5883-97-0101

Property Address: 145 Village Club Lane, Clemmons, NC 27012