

**2023002319 00047**

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

PRESENTED &amp; RECORDED

01/24/2023 12:40:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3737

PG: 3586 - 3587

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$460.00****Tax Parcel Identification Number: 6856-05-6568.000**

**This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Return to: Grantees @ 3752 Signet Drive, Winston Salem, NC 27101****Property address: 3752 Signet Drive, Winston Salem, NC 27101****Brief description for the Index: Lot 135, Silver Chalice, Plat Book 35, Page 142**THIS DEED made this 24<sup>th</sup> day of JANUARY, 2023 by and between

GRANTOR	GRANTEE
<p><b>CHRISTOPHER A. LOVE</b>            1225 Byerly Drive            Walnut Cove, North Carolina 27052</p>	<p><b>ANTHONY LAFON DRAWHORN and wife,            LORETTA MANUELA RIDGILL</b>            3752 Signet Drive            Winston Salem, NC 27101</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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NUMBER 135, AS SHOWN ON THE PLAT ENTITLED SILVER CHALICE, SECTION 2, AS RECORDED IN PLAT BOOK 35, PAGE 142, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

submitted electronically by "Craig Jenkins Lipfert & Walker LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3402 Page 726, Forsyth County Registry.

THIS      IS  IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and property taxes.

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

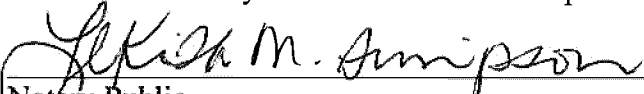
 (SEAL)  
**CHRISTOPHER A. LOVE**

**STATE OF NORTH CAROLINA**

**COUNTY OF FORSYTH**

I, LEKISA M. SIMPSON, a Notary Public for the County of GUILFORD and State of NORTH CAROLINA, do hereby certify **CHRISTOPHER A. LOVE** personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of JANUARY, 2023.

  
Notary Public  
Name: LEKISA M. SIMPSON  
My Commission Expires: 04/25/2023

