

2023004754 00057FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20.00PRESENTED & RECORDED
02/14/2023 12:28:58 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3740
PG: 2179 - 2181**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$20.00****Tax Parcel Identification Number: 5897-35-8142.000****This instrument was prepared by:** Henry D. Niblock, Jr., 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:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to Grantee: 5309 Bracy Ridge Court, Winston-Salem, NC 27106****Property Address: 5305 Bracy Ridge Court, Winston-Salem, NC 27106****Brief description for the Index: Lot 13, Salem West**THIS DEED made this 14th day of February 2023, by and between**GRANTOR****Jacob Mock Doub, III and spouse,
Gwendolyn Ann Pardue****8040 Twin Oaks Lake Drive
Lewisville, NC 27023****GRANTEE****Rona B. Klein, single****5309 Bracy Ridge Court
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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.


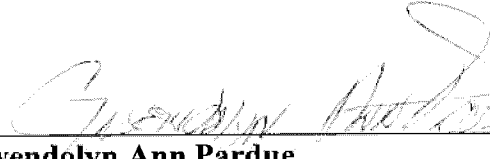
For back title reference see Deed Book 2009 at Page 2242, Forsyth County Registry.

THIS IS _____ OR 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 2023 property taxes.

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

 (SEAL)
  (SEAL)

Jacob Mock Doub, III
Gwendolyn Ann Pardue

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Emily A. Zimmerman, a Notary Public of the County of Davidson and State of North Carolina, certify that **Jacob Mock Doub, III** and spouse, **Gwendolyn Ann Pardue**, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 14th day of February 2023.

Notary Public

Name: Emily A. Zimmerman

My Commission Expires: July 27, 2026

Emily A. Zimmerman NOTARY PUBLIC Davidson County North Carolina My Commission Expires July 27, 2026

EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot 13 as shown on the Map of Salem West, Section 1, as recorded in Plat Book 27, Page 133, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.