

2023004754 00057

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & 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:

Submitted electronically by "Craige Jenkins Liipfert & 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 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 X 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)
Jacob Mock Doub, III

 (SEAL)
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.