

2023006122 00057

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$960.00

PRESENTED & RECORDED
02/27/2023 11:29:15 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3742

PG: 626 - 627

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$960.00

Parcel Identifier No. 6875-62-1304 Verified by _____ County on the 24 day of February, 2023

By: _____

THIS INSTRUMENT PREPARED BY JOSEPH W. THOMPSON, IV, ESQ., A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

Mail/Box to: _____ GRANTEE (address below)

This instrument was prepared by: JOSEPH W. THOMPSON, IV, ESQ., LAW FIRM CAROLINAS

Title Insurance Co.: Boston National Title Agency, LLC

Brief description for the Index: Lot 83, The Authors

THIS DEED made this February 24, 2023, by and between:

GRANTOR	GRANTEE
Caroline Dees Sofonio, unmarried	William A Dees, unmarried
MAILING ADDRESS: 72375 MORNINGSTAR ROAD RANCHO MIRAGE, CA 92270	PROPERTY AND MAILING ADDRESS: 115 ANNE TYLER CT KERNERSVILLE, NC 27284

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 83, as shown on the plat entitled **THE AUTHORS, SECTION TWO**, as recorded in Plat Book 38, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Subject to restrictions referenced in Deed recorded in Book 1913, Page 501.

Property Address: 115 Anne Tyler Ct, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3660, Page 940.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Map Book 38, Page 55.

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:

Title to the property hereinabove described is subject to the following exceptions:

1. All easements, rights of way and restrictions of record.
2. All governmental land use statutes, ordinances or regulations, including, zoning, building and subdivision regulations.
3. Ad valorem taxes for current and subsequent years.

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

By: Caroline Dees Sofonio (SEAL)
Caroline Dees Sofonio

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, COUNTY OF Riverside

I, the undersigned Notary Public of the aforesaid State, County of Riverside, do hereby certify that Caroline Dees Sofonio, personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this February 24, 2023.

(NOTARY SEAL)

[Handwritten Signature]

Notary Public
My Commission Expires: NOV 24th 2026

