

2023006385 00106

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 02/28/2023 02:17:20 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3742
PG: 2165 - 2167

GENERAL WARRANTY DEED**\$260.00**

Excise Tax:

Tax Parcel ID No. 6844-11-9527.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, 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.

Brief description for the Index:

THIS DEED, made this the 28th day of February, 2023, by and between

GRANTOR: David Cooper and spouse, Ernestine P. Cooper
 whose mailing address is 955 Longreen Dr., Kernersville, NC 27284
 (herein referred to collectively as **Grantor**) and

GRANTEE: David Meng, unmarried
 whose mailing address is 1122 Charles Street, Winston-Salem, NC 27107
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, 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 property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2814, Page 1465-1467, and being reflected on plat(s) recorded in Map/Plat Book 14, page/slide 23(4).

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: David Cooper David Cooper (SEAL)
Print/Type Name & Title: _____

By: Ernestine P. Cooper Ernestine P. Cooper (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

David Cooper and Ernestine P. Cooper

_____[insert name(s) of principal(s)].

Date: 2-7-2023

Renee A. Aguilar Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Nov 4, 2025

RENEE A AGUILAR
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

“Exhibit A”

BEING KNOWN AND DESIGNATED as Lot No. 4 as shown on the revised Map of EASTON which is recorded in Plat book 14 at Page 23(4) in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Also being known and designated as Block 2377 Lot 004, Forsyth County Tax Maps.