

2023011787 00179

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 04/12/2023 03:44:22 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3748
PG: 4020 - 4021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6836-54-9741.00

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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: **Lot 112, Plat of Fairview**

THIS DEED made this 12th day of April, 2023, by and between

GRANTOR	GRANTEE
<p>Tesche and Associates, LLC</p>	<p>Justin Bredeweg and wife Nicole Bredeweg</p> <p>Property Address: 928 NE 23rd Street Winston Salem, NC 27105</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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 112 on the Plat of Fairview as recorded in Deed Book 90, Page 589 and re-recorded in Plat Book 8, Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3616, Page 3453.

No portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 90, page 589 and Plat Book 8, Page 91.

submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

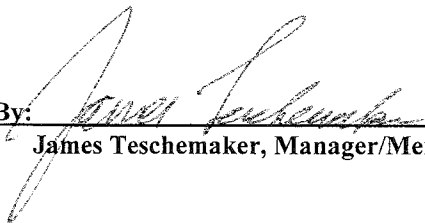
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements and Restrictions on record, if any, and current years Ad Valorem Taxes.

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

Tesche and Associates, LLC

By: 
James Teschemaker, Manager/Member

State of NC - County Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that James Teschemaker, personally came before me this day and acknowledged that he is the Manager/Member of Tesche and Associates, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12 day of April, 2023.

My Commission Expires: 11/21/2027
(Affix Seal)


Notary Public

Printed Name: Melanie J. Snow

