

2023012334 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED

04/17/2023 04:05:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3749

PG: 2243 - 2244

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identifier No.: 5981-92-2555 (Block 4728A, Lot 068)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 7505 Green Chase Court, Tobaccoville, NC 27050

This instrument was prepared by: T. Thomas Kangur, Jr., 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 68, The Meadows, Section Three

THIS DEED made this 17th day of April, 2023 by and between,

GRANTOR	GRANTEE
ROBERT J. CASTLE and wife, IRENE F. CASTLE	LOLAND RANDALL BORTON and wife, PAULA BORTON
Mailing Address: 408 Woodway Drive, Lexington, NC 27292	Mailing Address: 7505 Green Chase Court, Tobaccoville, NC 27050

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 Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 68, as shown on the recorded plat of THE MEADOWS, SECTION THREE, as developed by The New Fortis Corporation. Said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 194, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property is subject to the restrictive covenants as recorded in Deed Book 1414, Page 0012, in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 7505 Green Chase Court, Tobaccoville, NC 27050

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3696, Page 3107, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 28, Page 194.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Robert L. Castle (SEAL)
Robert L. Castle

Irene F. Castle (SEAL)
Irene F. Castle

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Robert L. Castle and Irene F. Castle**

Date: 4-17-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24