

2023015049 00112FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$480.00

PRESENTED & RECORDED

05/08/2023 01:42:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3752

PG: 3637 - 3638

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00

Parcel Identifier No. 5897-55-0266.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 690 Alpine Rd Winston-Salem NC 27109**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lot 59, SALEM WEST, Section 2, PB 28, PG 196, Forsyth County, North Carolina

THIS DEED made this 5 day of MAY, 2023, by and between

GRANTOR	GRANTEE
YVONNE M. LEAB DIVORCED	ROBERT EVERETT EVANS AND WIFE, LISA SEDARIS EVANS
FORWARDING ADDRESS: <u>1219 MEADOW CHASE DRIVE</u> <u>LEWISVILLE, NC 27023</u>	PROPERTY ADDRESS: <u>5300 BENT TREE COURT</u> <u>PEAFFTOWN, NC 27040</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT GRANTOR'S PRIMARY RESIDENCE	

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 KNOWN AND DESIGNATED as Lot No. 59, as shown on the plat of SALEM WEST, Section 2, as recorded in Plat Book 28 at Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Heather Kiger Law PLLC"
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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

Yvonne M. Leab (SEAL)
YVONNE M. LEAB

State of NORTH CAROLINA
County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **YVONNE M. LEAB**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 5 day of MAY, 2023.

David Cummings Notary Public
My Commission Expires: 07/28/2027

SEAL

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027