

2023015773 00135

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/12/2023 02:06:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3753
PG: 3267 - 3268

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No.: 6876-93-8368 (Block 5436G, Lot 003)

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

Mail tax bills to Grantee: 106 Tanner Grove Court, Kernersville, NC 27284

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 3, McConnell II, Building 1

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

GRANTOR	GRANTEE
EVAN CRAMER MOOD (married) Mailing Address: 106 Tanner Grove Court, Kernersville, NC 27284	EVAN CRAMER MOOD and wife, LILY CATHERINE GAZAILLE ** Mailing Address: 106 Tanner Grove Court, Kernersville, NC 27284

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 3, MCCONNELL II, BUILDING 1, as recorded in Plat Book 66, Page 122, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 106 Tanner Grove Court, Kernersville, NC 27284

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3753, Page 2825, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 66, Page 122.

**** Pursuant to NCGS Section 39-13.3(b), the purpose of this deed is to create a tenancy by the entirety.**

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.

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.

 (SEAL)
Evan Cramer Mood

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: **Evan Cramer Mood**

Date: 5/11/23


Notary Public

LISA M. SHERMAN
printed or typed name of notary public

My Commission Expires: 8/11/24

