

2023017457 00075

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/25/2023 11:57:34 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3755
PG: 3299 - 3300

submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: NTS

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. 6846-96-9211.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY-

THIS DEED made this 23 day of MAY 2023 by and between

GRANTOR**BRIAN SCOTT WEST aka BRIAN S. WEST AND WIFE, ELIZABETH R. WEST****GRANTEE****BRIAN S. WEST AND WIFE, ELIZABETH R. WEST****MAILING ADDRESS: 47 CRABTREE LANE, LEVITTOWN, NY 11756****PROPERTY ADDRESS: 3817 CRUSADE DRIVE, WINSTON SALEM, NC 27101**

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 and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT 10, SILVER CHALICE, SECTION 2 AS RECORDED
 IN THE OFFICE OF THE REGISTER OF DEEDS, IN PLAT BOOK 35, PAGE 142, FORSYTH
 COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE
 PARTICULAR DESCRIPTION.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3743, Page 3664, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 35, Page 142, and referenced within this instrument.


The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
BRIAN S. WEST

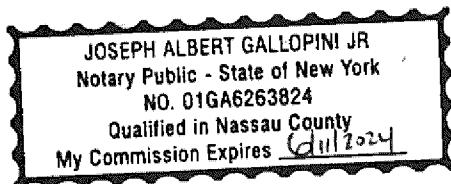
 (SEAL)
ELIZABETH R. WEST

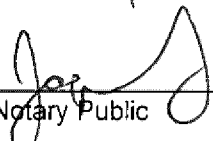
STATE OF New York

COUNTY OF Nassau

I, Joseph Gallopini, A Notary Public of Nassau County, State of New York certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **BRIAN S. WEST AND ELIZABETH R. WEST.**

Witness my hand and official stamp or seal, this the 23 day of May, 2023.




Notary Public

Print Notary Name: Joseph Gallopini

My Commission Expires: 6/1/2024