



2023019871 00131

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1136.00

PRESENTED & RECORDED:
06-13-2023 03:31:52 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3758
PG: 3192-3193

NORTH CAROLINA GENERAL WARRANTY DEED

Drawn By: Anthony C. McLaughlin

Tax Stamps: \$ 1136.00

Mail to: Grantee, A Address Below

THIS DEED, made and entered into this 10TH day of APRIL, 2023, by and between:

GRANTOR: COLIN MATTHEW HANSON and wife LAUREN DRYER HANSON
Address: _____

and

GRANTEE: SUZIE T. LEE AND CHRISTOPHER T. LEE, WIFE AND HUSBAND
Address: 3717 OLD PFAFFTOWN RD., WINSTON SALEM, NC 27106

The hereinafter described property did [X] did not [] constitute Grantor's principal residence.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to him in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and/or successors and assigns, certain premises in the City of Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

BEING known and designated as Lot No. 118, as shown on the Map of GREENBRIER FARM, PHASE II, SECTION 2, as recorded in Plat Book 40, Page 97, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Forsyth County tax parcel 6807-75-8343.000; for back reference, see Book 3530, Page 3905.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD The above described premises, with all appurtenances thereunto belonging, or in anywise appertaining, unto the GRANTEE, his heirs and/or successors and assigns, forever.

Original to: Clint Galaway

And the GRANTOR covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons, whomsoever.

When reference is made to the GRANTOR or GRANTEE the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above-written.

Colin Hanson (Seal)
COLIN MATTHEW HANSON

Lauren Hanson (Seal)
LAUREN DRYER HANSON

STATE OF North Carolina Forsyth COUNTY

I, the undersigned, a notary public of said county do hereby certify that COLIN MATTHEW HANSON, Grantor(s), personally appeared before me and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal-stamp, this 10th day of April, 2023
(SEAL-STAMP)

Aultrice Richmond
Notary Public
Printed Name: Aultrice Richmond
My Commission Expires: 10-17-2027

AULTRICE RICHMOND
Notary Public - North Carolina
Forsyth County
My Commission Expires 10-17-2027

STATE OF North Carolina Forsyth COUNTY

I, the undersigned, a notary public of said county do hereby certify that LAUREN DRYER HANSON, Grantor(s), personally appeared before me and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal-stamp, this 10th day of April, 2023
(SEAL-STAMP)

Aultrice Richmond
Notary Public
Printed Name: Aultrice Richmond
My Commission Expires: 10-17-2027

AULTRICE RICHMOND
Notary Public - North Carolina
Forsyth County
My Commission Expires 10-17-2027