

2023020975 00199FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED

06/21/2023 04:58:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3760**PG: 228 - 230****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Tax Parcel Identification Number: 6876-93-7727.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 103 Tilleys Grove Drive, Kernersville, NC 27284

Property Address: 103 Tilleys Grove Drive, Kernersville, NC 27284

Brief description for the Index: Lot 47, McConnell II - Building 9, Phase 4C

THIS DEED made this 19 day of June, 2023 by and between**GRANTOR**

Karyn D. Davis, single

1820 Kellington Court
Odenton, MD 21113**GRANTEE**Carson Alexander Prim, unmarried and
Brianna Marie Reed, unmarried
Joint Tenants with Right of Survivorship103 Tilleys Grove Drive
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 the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference see Deed Book 3329 at Page 1841, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

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

Karyn D. Davis (SEAL)
Karyn D. Davis

STATE OF MARYLAND

COUNTY OF Anne Arundel

I, Katrina Overbey, a Notary Public of the County of Anne Arundel and State of Maryland, certify that Karyn D. Davis, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 19 day of June, 2023.

Katrina Overbey
Notary Public
Printed Name: Katrina Overbey
My Commission Expires: 8/14/24

Katrina Overbey
Notary Public
Anne Arundel County, Maryland
My Commission Expires August 14, 2024

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 47, McConnell II – Building 9, Phase 4C, Plat Book 64, Page 130, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.