

2023022875 00062FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00PRESENTED & RECORDED
07/07/2023 12:02:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3762
PG: 1723 - 1724**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 5875-39-7816

Mail/Box to: Delana J. Newsom, 332 Yadkin Valley Rd., Advance, NC 27006

This instrument was prepared by: David T. Kasper, 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: Tract 1, Jane Bowers Heirs PB 73, Pg 125

THIS DEED made this _____ day of _____, 20 _____, by and between:

GRANTOR	GRANTEE
Daniel M. Bowers, Jr. and wife, Cynthia T. Bowers	Delana J. Newsom
Forwarding address: 282 Rolling Green Dr. Winston Salem, NC 27107	Buyer mailing address: 332 Yadkin Valley Rd. Advance, NC 27006

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Tract 1, as shown on the Map of Jane M. Bowers Heirs, recorded in Plat Book 73, Page 125 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book _____, Page _____, Forsyth County Registry.

Submitted electronically by "Kasper & Payne, P.A."
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: Easements, restrictions of record, 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.

Daniel M. Bowers, Jr.
Daniel M. Bowers, Jr.

Cynthia T. Bowers
Cynthia T. Bowers

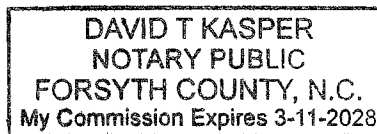
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, David T. Kasper, a Notary Public, do hereby certify that Daniel M. Bowers, Jr. and Cynthia T. Bowers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 7 day of July, 2023.

David T. Kasper



Printed Name: David T. Kasper

My Commission Expires: March 11, 2028