

**2023024723 00147**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1370.00**

PRESENTED &amp; RECORDED

07/21/2023 02:37:25 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3764****PG: 2306 - 2307**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,370.00

Parcel Identifier No. 6807-74-9110.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2023

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot No. 312, Greenbrier Farm, Phase V, Section 1

THIS DEED made this 18<sup>th</sup> day of July, 2023, by and between

GRANTOR	GRANTEE
<b>Timothy J. Fangmann and wife, Janet L. Fangmann</b>	<b>William A. Tellone and spouse, Cynthia Tellone</b>
	<b><u>Property Address:</u> 3910 Burning Tree Lane Winston-Salem, NC 27106</b>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 312 as shown on the plat of Greenbrier Farm, Phase V, Section 1, as recorded in Plat Book 45, Page 78 and Plat Book 45, Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property x is \_\_\_ is not the primary residence of one or more of the Grantors.

For back title, see Book 2615, Page 2929, Forsyth County Registry.

submitted electronically by "Holton Law Firm"  
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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Timothy J. Fangmann (SEAL)  
Timothy J. Fangmann

Janet L. Fangmann (SEAL)  
Janet L. Fangmann

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 therein and in the capacity indicated: Timothy J. Fangmann and Janet L. Fangmann.

Date: July 18<sup>th</sup>, 2023

Cassidy J. Miller  
Notary Public

CASSIDY J. MILLER  
Print Name

My commission expires: July 30<sup>th</sup>, 2027

