

**2023025079 00056**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1390.00**

PRESENTED &amp; RECORDED

07/25/2023 01:13:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3764****PG: 4273 - 4274****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1,390.00

Parcel Identifier No.: 6807-83-1231 (Block 6371, Lot 157)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 101 Spring Creek Court, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 157, Greenbrier Farm, Phase III

THIS DEED made this 30th day of June, 2023 by and between,

<b>GRANTOR</b>  <b>WAN HO and wife,</b> <b>MEI ONG</b>  Mailing Address:	<b>GRANTEE</b>  <b>ANDREW M. FARLAND (unmarried) and</b> <b>HEATHER MARIE KIRBY (unmarried)</b> <b>as joint tenants with right of survivorship</b>  Mailing Address: 101 Spring Creek Court, Winston-Salem, NC 27106
-----------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 157, as shown on the plat of GREENBRIER FARM, PHASE III, SECTION 1, as recorded in Plat Book 41, Page 137, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 101 Spring Creek Court, Winston-Salem, NC 27106

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3524, Page 3374, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 41, Page 137.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

*Wan Ho* (SEAL)  
Wan Ho

*Mei Ong* (SEAL)  
Mei Ong

State of ENGLAND, County of LONDON

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 herein and in the capacity indicated: **Wan Ho and, Mei Ong**

Date: JUNE 30, 2023

*[Signature]*  
Notary Public

FIONA JANE FLEMING  
printed or typed name of notary public

My Commission Expires: 10 / 31 / 2023

FIONA JANE FLEMING  
Notary Public  
The Old Church  
Quicks Road  
London SW19 1EX  
England  
tel: +44(0)771 2186871  
email: fiona.fleming@fjfnotary.com

