

2023025420 00082

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$741.00

PRESENTED & RECORDED
 07/27/2023 12:26:50 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3765
PG: 1505 - 1507

Mail deed and tax bills to Grantee: **919 Walkertown Guthrie Road, Winston-Salem, NC 27101**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$741.00

Brief description: **Parcel 1, Caudill property**

GENERAL WARRANTY DEED

THIS DEED made this 24th day of July, 2023, by and between:

GRANTOR: JAMES R. CAUDILL and wife, ASHLEY B. CAUDILL Grantor address: Post Office Box 906 Kernersville, NC 27285	GRANTEE: KIMBERLY J. BEAN Grantee address: 919 Walkertown Guthrie Road Winston-Salem, NC 27101
The property conveyed does not include the primary residence of the Grantor.	

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 Parcel 1 of the James R. Caudill & Ashley B. Caudill property, a map and plat of which is recorded in **Plat Book 76, Page 78** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 3610, Page 3454; Book 3740, Page 1181 and Book 3746, Page 885, Forsyth County Registry and is designated as Tax PIN 6867-24-2759.00 (Block 5357, Lot 247A) on the Forsyth County tax maps.

Property Address: **919 Walkertown Guthrie Road, Winston-Salem, NC 27101**

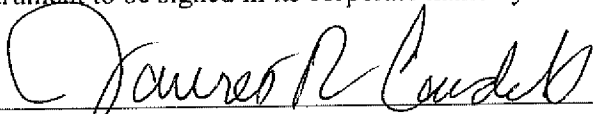
Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



(Seal)

James R. Caudill

North Carolina, Forsyth County

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:

James R. Caudill

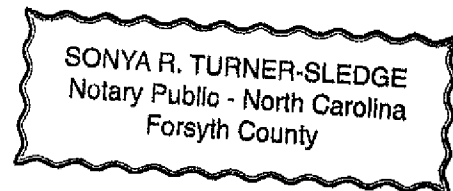
July 27, 2023

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025

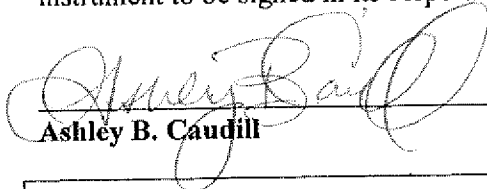


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Ashley B. Caudill

State of Nebraska, Washington County

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:

Ashley B. Caudill

July 24th, 2023

Place notary seal below this line:


Notary Public

Print/Type Name: Rhonda Y Nelson

My Commission Expires: 5/12/2026

