

2023025704 00184FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$890.00PRESENTED & RECORDED
07/28/2023 04:13:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3765
PG: 3419 - 3420**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$890.00

Parcel Identifier No. 6875-73-2169.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Prepared by/ mail to: Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 406, Greensboro, NC 27401 (smt/pmw)Brief description for the Index: Lot 15, The Authors, Section Four, PB 41/PG 20THIS DEED made **July 26, 2023**, by and between

GRANTOR	GRANTEE
Jeremy Paul Sims and spouse, Jennifer Hopson Sims	Andrew B. Duggins and <i>SPWSE,</i> Brittany L. Ferro
Mailing Address: 316 Electric Lane Hampstead, NC 28443	Mailing Address: 940 Kaye Gibbons Court 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 Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 15, Final Plat of The Authors, Section Four, as per plat thereof recorded in Plat Book 41, Page 20, Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

Property Address: 940 Kaye Gibbons Court, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instruments recorded in **Book 3344, Page 614**.

A map showing the above-described property is recorded in **Plat Book 41, Page 20**.

Does all or a portion of the property herein conveyed include the primary residence of a Grantor? **Yes**

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, and rights of way of record or affecting the above-described premises 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.

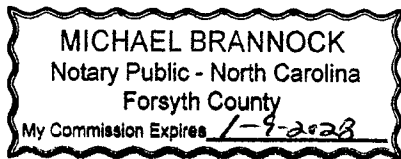
Jeremy Paul Sims (SEAL)
Jeremy Paul Sims

Jennifer Hopson Sims (SEAL)
Jennifer Hopson Sims

State of North Carolina, County of Forsyth

I, Michael Brannock, Notary Public, do hereby certify that **Jeremy Paul Sims and spouse, Jennifer Hopson Sims** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15 day of July, 2023



(Official Seal)

Michael Brannock
Official Signature of Notary

Michael Brannock
Printed or typed name
My commission expires: 1-9-2028