

2023025807 00087FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2500.00PRESENTED & RECORDED
07/31/2023 12:26:58 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3765
PG: 4133 - 4135**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$2,500.00

Parcel Identifier No.: 6807-95-3131 (Block 6895, Lot 062)

Mail tax bills to Grantee: 4245 Greenbrier Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 62, Re-recording of Lots 40,41 & 42, Phase I, Section Two, Greenbrier Farm

THIS DEED made this 28th day of June, 2023, by and between,

GRANTOR	GRANTEE
<p align="center">FREDERICK REYNOLDS JORGENSEN and wife, BELINDA LENA JORGENSEN</p> <p align="center">Mailing Address: 2815 S. Biting Road, Winston-Salem, NC 27104</p>	<p align="center">THOMAS TEMPLE and wife, JENNIFER TEMPLE</p> <p align="center">Mailing Address: 4245 Greenbrier Farm Road, Winston-Salem, NC 27106</p>

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 the City of Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Number 62, as shown on the plat entitled "RE-RECORDING OF LOTS 40, 41, & 42, PLAT BOOK 31, PAGE 144, PHASE I, SECTION TWO, GREENBRIER FARM", as recorded in Plat Book 39, Page 81, 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: 4245 Greenbrier Farm Road, Winston-Salem, NC 27106

The property conveyed hereby does include the primary residence of the Grantor(s).

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2749, Page 2794 Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 39, Page 81.

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.

Frederick Reynolds Jorgenson (SEAL)
Frederick Reynolds Jorgenson

Belinda Lena Jorgenson by Frederick Reynolds Jorgenson, her Attorney-in-Fact (SEAL)
Belinda Lena Jorgenson, by Frederick Reynolds Jorgenson, her Attorney-in-Fact

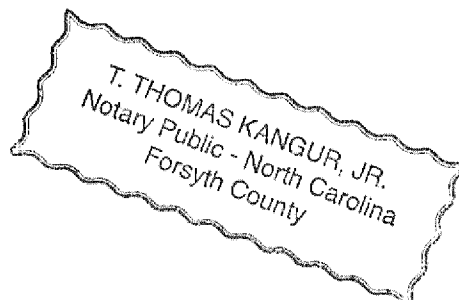
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Frederick Reynolds Jorgenson**

Date: 6/28/23

T. Thomas Kangur
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public



My Commission Expires: 9/27/27

State of North Carolina, County of Forsyth

I, T. Thomas Kangur, Jr., a Notary Public of Forsyth County, North Carolina hereby certify that, **Frederick Reynolds Jorgenson**, Attorney in-Fact for **Belinda Lena Jorgenson** personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of **Belinda Lena Jorgenson** and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 3760, Page 4400**, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that said **Frederick Reynolds Jorgenson** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Belinda Lena Jorgenson**.

Date: 6/28/23

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 9/27/27

