

2023026157 00029

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$590.00

PRESENTED & RECORDED

08/02/2023 10:58:19 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3766**PG: 1303 - 1305**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$590.00**Parcel Identifier No.: 6808-69-0938.000****Brief description for index: Lot No. 4, Six Acres Ct.****Mail deed/taxes after recording to Grantee: 2325 Amelia Road, Bethania, NC 27040****This instrument was prepared by: Patti D. Dobbins, Attorney at Law**THIS DEED made this 2nd day of August, 2023 by and between**GRANTOR:****JEFFREY FREDRICK COX and wife, SUSAN****COX**Address: 302 NE 48th Street
Oak Island, NC 28465**GRANTEE:****STEVEN MICHAEL DENNY and wife,****NICOLE COX DENNY**Address: 2325 Amelia Road
Bethania, NC 27040

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 1573, Page 677**, Forsyth County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 17, Page 92, and referenced within this instrument.

Does the above described property include the primary residence? ☒ YES ☐ NO

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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, the day and year first above written.

By: *Jeffrey Fredrick Cox* (SEAL)
JEFFREY FREDRICK COX

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that JEFFREY FREDRICK COX personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>2nd</u> day of <u>August</u> , 2023.
	My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public

PATTI D. DOBBINS
Notary Public
Forsyth County, NC

By: *Susan M Cox* (SEAL)
SUSAN COX

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that SUSAN COX personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>2nd</u> day of <u>August</u> , 2023.
	My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public

PATTI D. DOBBINS
Notary Public
Forsyth County, NC

EXHIBIT "A"

LEGAL DESCRIPTION:

Being known and designated as Lot No. 4 as shown on the map of SIX ACRE COURT recorded in Plat Book 17 at Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

**PROPERTY ADDRESS: 2325 AMELIA ROAD, BETHANIA, NC 27040
PARCEL ID #: 6808-69-0938.000**