



**2023028120 00060**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$52.00**

PRESENTED & RECORDED:  
08-17-2023 11:42:09 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVA DOYLE, ASST

**BK: RE 3768**  
**PG: 2754-2755**

**NORTH CAROLINA GENERAL WARRANTY DEED**

EXCISE TAX: \$52.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
BY: \_\_\_\_\_

**Mail/Box to: Grantee @ SEE ADDRESS BELOW**

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot No. 002 on the Map of Norwood Forest Estates

**THIS DEED** made this the 16th day of August, 2023, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
<p><b>LORETTA FAYE DAFFRON, widow</b> <b>105 Norwood Forest Lane</b> <b>Tobaccoville, NC 27050</b></p>	<p><b>WESTMORELAND DEVELOPMENT</b> <b>COMPANY, LLC</b> <b>1309 Kilkenny Lane</b> <b>Rural Hall, NC 27045</b></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, 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. 002 on the Map of Norwood Forest Estates, as recorded in Plat Book 42, Page 26, 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: 115 Norwood Forest Lane, Tobaccoville, NC 27050**  
**Parcel #5980-80-9430.000**

The property herein above-described was acquired by Grantors in Deed Book 3318, Page 3845.  
A map showing the above-described property is recorded in Plat Book 42, Page 26.  
This was not the Grantor's primary residence.  
The 2022 taxes have been paid.

This instrument was prepared by H. Dwight Nelson, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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

And the Grantors covenants with the Grantees, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Any Easements, Right-of-Ways and Restrictions of Record.**

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

*Loretta Faye Daffron* (SEAL)  
LORETTA FAYE DAFFRON

\_\_\_\_\_ (SEAL)

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;"><b>KAREN S. BRANSCOME</b> Notary Public Stokes County, NC My Commission Expires <u>4-15-2028</u></p> </div>	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>LORETTA FAYE DAFFRON</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>17th</u> day of <u>August</u>, 2023.</p> <p><i>Karen S. Branscome</i> Notary Public</p> <p>My Commission Expires: <u>4-15-2028</u></p>
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