

2023029832 00172

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED

08/30/2023 03:22:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3770

PG: 3391 - 3393

Tax Parcel Identifier Number: 5897-54-7508.000

Revenue Stamps: \$510.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.

Return to: **Barker Law, P.C.** – 1006 N. Main Street, High Point, NC 27262

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made August 30, 2023 by and between

GRANTOR	GRANTEE
<p>Adeline Grizzanti Rodriguez, Administrator of the Estate of Debra Ann Barber, a/k/a Debra A. Barber; and</p> <p>Joseph A. Grizzanti and spouse, Adeline Lisbeth Grizzanti-Rodriguez, a/k/a Adrienne Lisbeth Grizzanti-Rodriguez.</p> <p>Mailing Address: 312 Pennsylvania Ave. Winston Salem, NC 271044</p>	<p>Ashley Money Kiger and spouse, Cameron Scott Kiger</p> <p>Mailing Address: 2509 Patty Lane Pfafftown, NC 27040</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 **Forsyth** County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 121, as shown on plat entitled Salem West, Section 4, Revised, as recorded in Plat Book 31, Page 65, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Said parcel having the address of: 2509 Patty Lane, Pfafftown, NC 27040

The real property referenced herein does [] does not [X] include the primary residence of the Grantor.

For back reference, see Deed Book 3589, Page 3593 and Deed Book 3591, Page 3929 in the Forsyth County Registry. See also the Estate of Debra Ann Barber, a/k/a Debra A. Barber, File No. 23-E-1632 in the Estate Division of the Clerk of Court of Forsyth County, North Carolina.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Estate of Debra Ann Barber

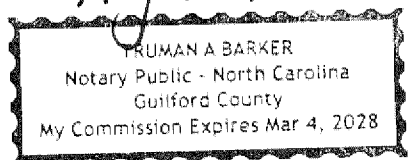
By: [Signature] (SEAL)
Adelinne Grizzanti Rodriguez, Administrator

By: [Signature] (SEAL)
Adelinne Lisbeth Grizzanti-Rodriguez, individually

STATE OF NORTH CAROLINA, County of Guilford :

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Adelinne Grizzanti Rodriguez, Administrator of the Estate of Debra Ann Barber, and Adelinne Lisbeth Grizzanti-Rodriguez, individually

Date: August 30, 2023



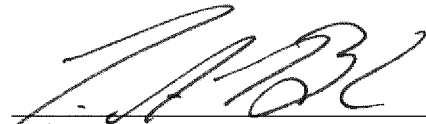
[Signature]
Notary Public
My Commission Expires: Mar 4, 2028

By:  (SEAL)
Joseph A. Grizzanti

STATE OF NORTH CAROLINA, County of Guilford:

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joseph A. Grizzanti

Date: Aug 30, 2023


Notary Public
My Commission Expires: Mar 4, 2028

