

2023030446 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$224.00

PRESENTED & RECORDED
 09/05/2023 04:10:54 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3771
PG: 2601 - 2603

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$224.00

Parcel Identifier No.: 6834-46-7510.000

Mail/Box to: William C. Council, a married man, 2701 Lockwood Drive, Winston Salem, NC 27103

This instrument was prepared by: David T. Kasper, 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.

Brief description for the index: Lot 75, Central Terrace

THIS DEED made this 5th day of September, 20 23, by and between:

GRANTOR	GRANTEE
Christopher C. Bridgers, Executor for the Estate of Lemuel Lee Bridgers, Jr.; Christopher C. Bridgers, Unmarried	William C. Council, a married man
Forwarding address: 2269 May Drive Burlington, NC 27215	Buyer mailing address: 2701 Lockwood Drive Winston Salem, NC 27103

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 2658, Page 3917, Forsyth County Registry.

Submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 of record, and ad valorem taxes for 2023 and subsequent years.

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

Estate of Lemuel Lee Bridgers, Jr.

BY: *Christopher C. Bridgers*

Christopher C. Bridgers, Executor

Christopher C. Bridgers
Christopher C. Bridgers

STATE OF North Carolina

COUNTY OF Forsyth

I, Melanie J. Snaw, a Notary Public, do hereby certify that Christopher C. Bridgers, Executor for the Estate of Lemuel Lee Bridgers, Jr. and Christopher C. Bridgers, individually, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 5 day of September, 2023.

Melanie J. Snaw

Printed Name: Melanie J. Snaw

My Commission Expires: 11/21/2027



EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 75 as shown on the Map of Central Terrace Company as recorded in Plat book 8, Page AA, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.