

**2023030920 00129**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$930.00PRESENTED & RECORDED  
09/08/2023 02:53:45 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3772

PG: 629 - 630

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$930.00

Parcel Identifier Number: 6867-14-0656 Tax ID or Block & Lot: BLOCK 3251 LOT 003GMail/Box to: Grantee at 2083 Darrow Road, Winston-Salem, NC 27101This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 3 of Stephen L. Warden and wife, Shannon P. Warden

THIS DEED made this September 8, 2023 by and between

GRANTOR	GRANTEE
Stephen Lee Warden and spouse, Shannon Prater Warden	Megan Stanfield, unmarried
Grantor Address:	Buyer Address:
1741 Chelsea Place Drive Kernersville, NC 27824	2083 Darrow Road Winston-Salem, NC 27101
	Property Address:
	2083 Darrow Road Winston-Salem, NC 27101

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

BEING ALL OF LOT 3 SHOWN ON A RECORDED PLAT ENTITLED "FINAL PLAT FOR STEPHEN L. WARDEN AND SHANNON P. WARDEN", SAID PLAT BEING RECORDED IN PLAT BOOK 67, PAGE 144, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3343, Page 4016.

A map showing the above described property is recorded in Plat Book 67, Page 144.

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: none

\_\_\_ / \_\_\_ THIS PROPERTY ☒ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Stephen Lee Warden (SEAL)  
Stephen Lee Warden

Shannon Prater Warden (SEAL)  
Shannon Prater Warden

STATE OF NC, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Stephen Lee Warden and spouse, Shannon Prater Warden personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 5<sup>th</sup> day of September, 2023.

My Commission Expires: 2-28-2027

Shirley Ramsey  
Notary Public

