

2023032198 00134

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3650.00

PRESENTED & RECORDED
09/19/2023 03:10:15 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3773
PG: 2869 - 2871

Recording: Time, Book and Page

Excise Tax: \$3,650.00

Tax Lot No. _____ Parcel Identification No. 6807-72-0957.000

Mail after recording to: Lynne R. Holton, Esquire, Holton Law Firm, PLLC

This instrument was prepared by: William E. West, Jr.; Delinquent taxes, if any, shall be paid by the Closing Attorney to the County Tax Collector upon disbursement of the closing proceeds.

Brief description for the Index: Lot 173, Greenbrier Farm, Phase 111, Section 2

NORTH CAROLINA WARRANTY DEED

THIS DEED is made on the 12 day of September 2023 by WILLIAM EDWARD WEST, JR. and his wife, JACQUELINE SUZANNE WEST, who are citizens and residents of Forsyth County, North Carolina, hereinafter referred to collectively as "Grantor"; and SAM KATZ, TRUSTEE OF THE SAM KATZ REVOCABLE TRUST AGREEMENT as amended and restated December 18, 2017, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION paid by Grantee, the receipt and sufficiency of which is acknowledged, has bargained and sold, and by these presents bargains, sells, and conveys to Grantee and its heirs and assigns, in fee simple, all of their interests in that certain lot and parcel of real property lying and being in Forsyth County, North Carolina, together with all easements and appurtenances thereto, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

To have and to hold the described property, and all privileges and appurtenances belonging to the property, to Grantee, Grantee's heirs, and assigns forever. Grantor covenants with Grantee, Grantee's heirs, and assigns that Grantor is seized of the premises in fee; that Grantor has the right to convey the same in fee simple; the premises are free and clear from all encumbrances; and that Grantor will warrant and defend the title to the above-described premises against the claims of all persons whomever.

This property does include the primary residence of the Grantor.

IN WITNESS THEREOF, the above Grantor has caused this instrument to be executed on the date first above written.

submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

William Edward West, Jr. (SEAL)
WILLIAM EDWARD WEST, JR.

Jaqueline Suzanne West (SEAL)
JACQUELINE SUZANNE WEST

NORTH CAROLINA

FORSYTH COUNTY

I, JULIE H. PARKS, a Notary Public of the County and State aforesaid, certify that WILLIAM EDWARD WEST, JR. and his wife, JACQUELINE SUZANNE WEST personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12 day of September 2023.

(SEAL) Julie H Parks
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 22, 2024

Julie H Parks

JULIE H. PARKS
Notary Public

My Commission Expires: 7/22/2024

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 173, as shown on the plat of GREENBRIER FARM, PHASE 111, SECTION 2, as recorded in Plat Book 41 at Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Being in all respects that certain lot and parcel of real property known informally as 245 Fox Lake Court, Winston-Salem, North Carolina 27106.

See Deed Book 3383 at Page 2998; Deed Book 3380 at Page 1886; Deed Book 3128 at Page 348; Deed Book 2409 at Page 1670, Office of the Register of Deeds of Forsyth County.

Parcel ID Number 6807-72-0957.000, Forsyth County Tax Department.