

2023032653 00103

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$750.00

PRESENTED & RECORDED

09/22/2023 02:10:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3774**PG: 951 - 955****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$750.00

Parcel Identifier No.: 5896-85-8465, 5896-85-7469, 5896-85-6563, 5896-85-9675, 5896-85-8689,
 5896-85-7793 and 5896-85-7707

Mail/Box to: Bernard Matthew Prusinkas and Matthew Caleb Prusinkas, 520 Benson Avenue, Modesto, CA
 95354

*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: Lots 8-14 Sharonwood

THIS DEED made this _____ day of _____, 20____, by and between:

GRANTOR	GRANTEE
<p>Camarra Leigh Kidd and husband, Jeffrey Kidd; Voyce Monroe Cheatwood, Jr. and wife, Donna Cheatwood; Neil Cheatwood and wife Tammy Braun; and Charlene Bartko (unmarried)</p> <p>Forwarding address: 447 Turkey Ford Road Dobson, NC 27017</p>	<p>Bernard Matthew Prusinkas and Matthew Caleb Prusinkas , Joint Tenants with the right of survivorship</p> <p>Buyer mailing address: 520 Benson Avenue Modesto, CA 95354</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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots No. 8, 9, 10, 11, 12, 13, and 14, as shown on map of Sharonwood, as surveyed by J.E. Ellerbe, C.E. June 15, 1954, and recorded in the office of the Register of Deeds for Forsyth County, NC, in Plat Book 17, page 77.

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.

Subject to restrictions shown in Deed Book 884, 314 (Lot 8); Book 902, page 165 (Lots 12 & 13); and Book 707, page 134 (Lot 14), Forsyth County Registry.

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

For back title see Est. of Aline Cheatwood, File No. 22 E 1269, Clerk of Court, Forsyth County.

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.

Camarra Leigh Kidd
Camarra Leigh Kidd

Jeffrey Kidd
Jeffrey Kidd

STATE OF North Carolina

COUNTY OF Swain

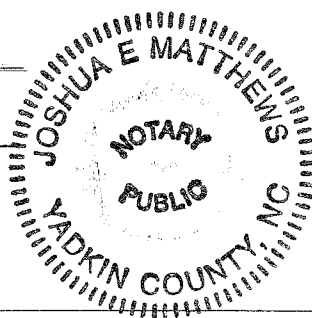
I, Joshua E. Matthews, a Notary Public, do hereby certify that Camarra Leigh Kidd and Jeffrey Kidd personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 6 day of September, 2023.

Joshua E. Matthews

Notary Public
Printed Name: Joshua E. Matthews

My Commission Expires: April 8, 2025



[Signature]

Voyce Monroe Cheatwood, Jr.

[Signature]

Donna Cheatwood

STATE OF North Carolina

COUNTY OF Surry

I, Michelle M Green, a Notary Public, do hereby certify that Voyce Monroe Cheatwood, Jr. and Donna Cheatwood 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 1 day of September, 2023

[Signature]

Notary Public

Printed Name: Michelle M. Green

My Commission Expires: Aug 30, 2028



Neil Cheatwood

Neil Cheatwood

Tammy Braun

Tammy Braun

STATE OF Virginia

COUNTY OF Norfolk

I, Shirley Alice Dannenhoffer, a Notary Public, do hereby certify that Neil Cheatwood and Tammy Braun 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.

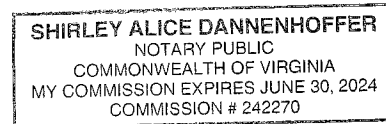
This the 18 day of September, 2023.

Shirley Alice Dannenhoffer

Notary Public

Printed Name: Shirley Alice Dannenhoffer

My Commission Expires: June 30, 2024



Charlene Bartko
Charlene Bartko

STATE OF Colorado

COUNTY OF Douglas

I, Lan Cooley, a Notary Public, do hereby certify that Charlene Bartko 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.

Lan Cooley

Notary Public

Printed Name: Lan T. Cooley

My Commission Expires: 01-16-2027

