

2023033351 00102

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$772.00

PRESENTED & RECORDED

09/28/2023 02:13:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3775**PG: 322 - 323**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

EXCISE TAX- \$772.00**PARCEL # 6807-54-9800.000**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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-

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 19 day of September 2023 by and between

GRANTOR

**WALKER GREGORY PRICE, LEGALLY SEPARATED AND JENNIFER KAY PRICE, LEGALLY SEPARATED
PO BOX 617, PFAFFTOWN, NC 27040**

GRANTEE

**MICHAEL RAUBENHEIMER AND ADALEE CARRICK
3825 HAWKEDALE DR., WINSTON SALEM, NC 27106**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 68D, AS SHOWN ON THE MAP OF CEDARFIELD PLACE, SECTION 2, AS RECORDED IN PLAT BOOK 39 AT PAGE 151, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3360, Page 365, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 39, Page 151, and referenced within this instrument.

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.

The above-described property does include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2023 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

[Signature] (SEAL)
WALKER GREGORY PRICE

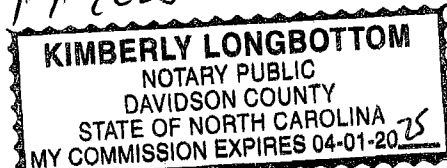
[Signature] (SEAL)
JENNIFER KAY PRICE

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

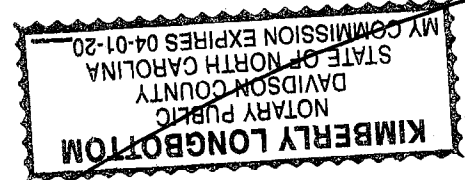
I, the undersigned Notary Public of Davidson County and State aforesaid certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
WALKER GREGORY PRICE

Witness my hand and official stamp or seal, this the 18th day of September, 2023.

My Commission Expires: 4-1-2025



Notary Public-

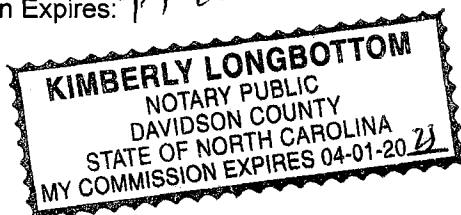


STATE OF NORTH CAROLINA COUNTY OF FORSYTH

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Witness my hand and official stamp or seal, this the 18th day of September, 2023.

My Commission Expires: 4-1-2025



Notary Public-

