

**2023033467 00034**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$492.00**

PRESENTED & RECORDED  
 09/29/2023 10:26:01 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3775**  
**PG: 1071 - 1072**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$492.00

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Parcel Identifier No.: 5891-91-6264 (Block 4728A, Lot 017)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3608 Greenmeadow Court, Tobaccoville, NC 27050

This instrument was prepared by: T. Thomas Kangur, Jr., 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 17, The Meadows, Section Two

THIS DEED made this 29 day of September, 2023 by and between,

GRANTOR	GRANTEE
<b>JASON T. THOMASON and,          JULIA D. THOMASON</b>	<b>JOSEPH ALEX TESE and          wife, HEATHER MARIE TESE</b>
Mailing Address: 493 Bicknel Flats Road, Rock, WV 24747	Mailing Address: 3608 Greenmeadow Court, Tobaccoville, NC 27050

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 Forsyth County, North Carolina and more particularly described as follows:

**Being** all of Lot No. 17, as shown on a recorded plat entitled "THE MEADOWS, SECTION TWO", as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., and recorded in Plat Book 28, Page 26, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above-described property is subject to restrictive covenants as recorded in Deed Book 1355, Page 1144, in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 3608 Greenmeadow Court, Tobaccoville, NC 27050

**The property does include the primary residence of the Grantor.**

Submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

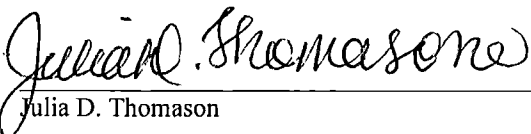
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3301, Page 2342, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 28, Page 26.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

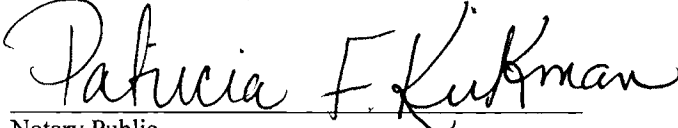
  
\_\_\_\_\_(SEAL)  
Jason T. Thomason

  
\_\_\_\_\_(SEAL)  
Julia D. Thomason

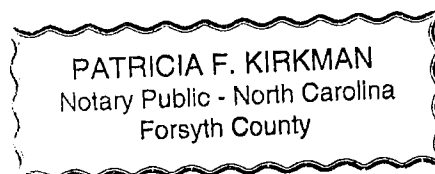
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jason T. Thomason and Julia D. Thomason**

Date: 9/29/23

  
\_\_\_\_\_  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/24