

**2023033506 00073**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$417.00**PRESENTED & RECORDED  
09/29/2023 12:21:17 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3775  
PG: 1343 - 1344**NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$417.00**

Parcel Identifier No. 6843-28-4811.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 25th day of September, 2023 by and between

**GRANTOR****RODNEY W. BENNAGE (UNMARRIED)  
5479 PANORAMA WAY, DUBLIN, VA 24084****GRANTEE****LEA CHARISSE WOODS, UNMARRIED  
3649 CASH DRIVE, WINSTON-SALEM, NC 27107**

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. 16 AS SHOWN ON THE MAP OF CEDAR SPRINGS, AS RECORDED IN PLAT BOOK 21, AT PAGE 143, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3714, Page 1914, Forsyth County Registry.

The above described property ☒ does ☐ does not 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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Rodney W. Bennage

(SEAL)

RODNEY W. BENNAGE

(SEAL)

STATE OF North Carolina - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **RODNEY W. BENNAGE (UNMARRIED)**. Witness my hand and official stamp or seal, this 25<sup>th</sup> day of September, 2023.

My Commission Expires: 7/25/28

L. Christine Conrad  
Notary Public

Print Notary Name:

L. Christine Conrad

