

2023034191 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$480.00

PRESENTED & RECORDED
 10/05/2023 12:52:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3776
PG: 344 - 345

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 480.00

Parcel Identifier No.: 6805-41-9944 (Block 3914, Lot 011)

Mail tax bills to Grantee: 3131 Pinkie Lane, Newton, NC 28658

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 11, Queensbury Park

THIS DEED made this 3rd day of October, 2023 by and between,

GRANTOR	GRANTEE
CAROL RUTH CARTER (unmarried) Mailing Address: 4890 Ashton Court, Morganton, NC 28655	TIMOTHY J. BLANCHAT (married) Mailing Address: 3131 Pinkie Lane, Newton, NC 28658

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 known and designated as Lot No. 11, as shown on the map of QUEENSBURY PARK, recorded in Plat Book 19, Page 21, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property Address: 140 Queensbury Road, Winston-Salem, NC 27104

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3761, Page 964, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 19, Page 21.

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.

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.



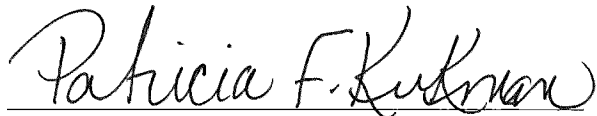
(SEAL)

Carol Ruth Carter

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: **Carol Ruth Carter**

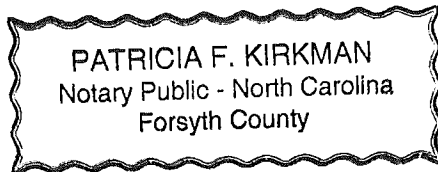
Date: 10-3-23



Notary Public

Patricia F. Kirkman

printed or typed name of notary public



My Commission Expires: 5/29/24