

2023041435 00059FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$15.00PRESENTED & RECORDED
12/07/2023 12:15:25 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3784**
PG: 3401 - 3403**GENERAL WARRANTY DEED**Excise Tax: **\$15.00**Tax Parcel ID No. **6845-27-7991.000** Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: **Grantee**This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the **7th** day of **December**, 20**23**, by and between**GRANTOR:****Jarrett Cotton-Evans, a single man**

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: John Orlando Siddle**whose mailing address is **3612 San Carlos Road, Winston-Salem, NC 27105**(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book **3565** Page **3007**, and being reflected on plat(s) recorded in Map/Plat Book **2**, page/slide **19**.All or a portion of the property herein conveyed _____ includes or **x** does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
 Print/Type Name & Title: _____ Jarrett Cotton-Evans

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of Forsyth

(Official/Notarial Seal)

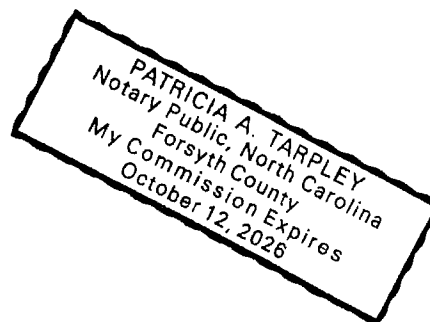
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jarrett Cotton-Evans

_____ [insert name(s) of principal(s)].

Date: 12-7-23

Patricia A. Tarpley
 Patricia A. Tarpley Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of _____
 County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

 Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Legal Description: BEGINNING at an iron stake on the east side of Masten Street running thence eastwardly 205 feet to stake, thence northwardly 25 feet to iron stake thence westwardly 212 feet to iron stake on Masten Street thence south along the east line of Masten Street 50 feet to the place of beginning. Being known and designated as Lot 72. Recorded in the Register of Deeds Office of Forsyth County, in Plat Book 2, Page 19. Being known as Lot 72, Block 1555, Winston Township, on the Tax Maps of Forsyth County. See Deed Book 1015, page 723.