

2023041887 00039

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$662.00

PRESENTED & RECORDED
 12/12/2023 11:13:11 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3785
PG: 1129 - 1131

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$662.00

Parcel Identifier No.: 5893-02-1369.000

Mail/Box to: Christopher R. Lucas and wife, Tara Dawn Lucas, 3831 Willowood Drive, Clemmons, NC 27012

This instrument was prepared by: David T. Kasper, 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 7, Willowood

THIS DEED made this 7 day of December, 20 23, by and between:

GRANTOR	GRANTEE
Robert L. Thompson, Jr. and wife, Susan R. Thompson Forwarding address: 4409 Frying Pan Road SE Southport, NC 28461	Christopher R. Lucas and wife, Tara Dawn Lucas Buyer mailing address: 3831 Willowood Drive Clemmons, NC 27012

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

The property herein conveyed includes the primary residence of a Grantor.

For back title see Deed Book 2046, Page 3049, Forsyth County Registry.

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.

Submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions of record, and ad valorem taxes for 2023 and subsequent years.

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

Robert L. Thompson, Jr.
Robert L. Thompson, Jr.

Susan R. Thompson
Susan R. Thompson

STATE OF NORTH CAROLINA

COUNTY OF *Forsyth*

I, *Melanie J. Snow*, a Notary Public, do hereby certify that Robert L. Thompson, Jr. and Susan R. Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the *7th* day of *December*, 20*23*.

Melanie J. Snow
Printed Name: *Melanie J. Snow*

My Commission Expires: *11/21/2027*

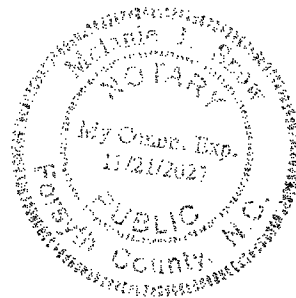


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 7, "Willowood", Plat of which is recorded in Plat Book 24, Page 43, Forsyth County Registry and reference to which plat is hereby made for a more particular description.