

2023043714 00120

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$570.00

PRESENTED & RECORDED
 12/28/2023 03:03:13 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3787
PG: 1828 - 1830

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$510

Parcel Identifier No.: 6808-58-9403.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 16, Moravian Village

THIS DEED made this 21 day of December, 2023, by and between

GRANTOR	GRANTEE
<p>Jessie G. Pegram, III, aka Jesse G. Pegram, III, Widower</p> <p>Address:</p>	<p>Mark Westin, unmarried</p> <p>Property Address: 5629 Stoneman Place Bethania NC 27040</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, **Bethania Township, Forsyth County, North Carolina** and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 1218, Page 1293.

A map showing the above-described property is recorded in Plat Book 23, Page 112.

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.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.
2023 ad valorem taxes.

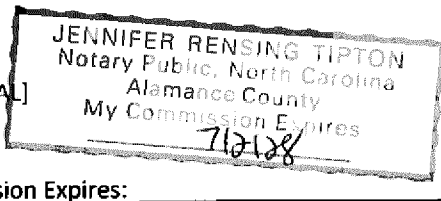
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Jesse G. Pegram, III (SEAL)
Jesse G. Pegram, III

_____ (SEAL)

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county, certify that Jesse G. Pegram, III personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 21 day of December, 2023.

[NOTARY SEAL] 
My Commission Expires: _____

Jennifer Rensing Tipton
Print Name: Jennifer Rensing Tipton

STATE OF _____ COUNTY OF _____

I, the undersigned, a Notary Public of the state of _____, _____ county, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2023.

[NOTARY SEAL]

Print Name: _____

My Commission Expires: _____

EXHIBIT A

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

Lot No. 16 as shown on the map of property of Moravian Village recorded in Plat Book 23, page 112 in the Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 5629 Stoneman Place, Bethania NC 27040

Parcel number: 6808-58-9403.000