

2024001164 00056

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1050.00

PRESENTED & RECORDED
 01/12/2024 11:49:39 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 4437 - 4439

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1050.00
Parcel ID:	5884-12-8794.000
Mail/Box to:	Grantee
Property Address:	9069 Lasater Road, Clemmons, NC 27012
Prepared by:	This instrument prepared by Darren S. Cranfill, 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 GENERAL WARRANTY DEED ("Deed") is made on the 11 day of January, 2024, by and between:

GRANTOR	GRANTEE
Bruce Carroll Anderson, widower 994 W. Second Street, Apt. 138, Winston-Salem, NC 27101	Harrison Taylor Briggs and spouse, Tanner Nicole Briggs 9069 Lasater Road, Clemmons, NC 27012

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3618, page 3594.

All or a portion of the Property ☐ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book , page .

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NC Bar Association Form No. 3 © Revised 11/2020
 Printed by Agreement with the NC Bar Association
 Bar Form No. 3

North Carolina Bar Association – NC

Standard Form 3

North Carolina Association of Realtors, Inc. –

submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
 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 Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

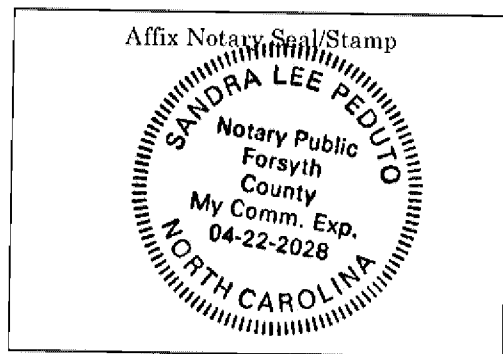
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Bruce Carroll Anderson

Name: **Bruce Carroll Anderson**

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Sandra Lee Peduto, a Notary of the above state and Forsyth county, certify that the following person(s) personally appeared before me on the 11 day of January 2023, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Bruce Carroll Anderson.



Sandra Lee Peduto
Notary Public (Official Signature)

My commission expires:

April 22, 2028

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Exhibit "A"

BEGINNING at a point in the eastern side of Lasater Road, which said point lies South 5° 56' West 298.34 feet from an old iron in the eastern side of Lasater Road which marks a southwestern corner of the property of E. L. Sapp (See Deed Book 950, page 228); from said beginning point South 85° 59' East 1,383.96 feet to an old iron on the bank of a creek; thence South 57° 35' West 582.8 feet along the creek as it meanders to an iron on the bank; thence North 86° 37' 40" West 926.66 feet to an old iron in the eastern side of Lasater Road; thence along the eastern side of Lasater Road North 5° 56' East 356.66 feet to the point and place of Beginning, containing 9.27 acres, more or less.

The herein-described tract is as shown on a survey by Joseph Bennett, Registered Land Surveyor, dated March 5, 1979.