

2024001282 00037FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$768.00PRESENTED & RECORDED
01/16/2024 09:49:48 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3789
PG: 660 - 662**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -\$768.00-

Parcel Identifier No. 5883-70-5426

Mail/Box to: Grantee at 4265 Stoney Brook Rd., 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 28, Block J, Sec. 5, Forest Hills Estate

THIS DEED made this 11th day of January, 2024, by and between

GRANTOR	GRANTEE
Maurice Briggs and wife, Bettye H. Briggs	Bret W. Worsfold and Virginia I. Worsfold (husband and wife)

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, incorporated herein by reference.

A portion of the property herein conveyed includes the primary residence of a Grantor.

For back title see deed recorded in book 3348, page 1302, Forsyth County Registry

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: ad valorem taxes prorated through closing date, easements and restrictions of record, and encumbrances which would be revealed by a current and accurate survey.

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

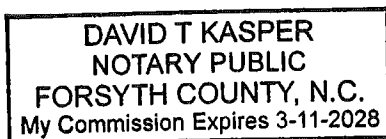
Maurice Briggs (SEAL) Bettye H. Briggs (SEAL)
Maurice Briggs Bettye H. Briggs

State of North Carolina - County of Forsyth

The undersigned Notary Public hereby certifies that the following person(s) personally appeared before me this day, each acknowledging to me that (s)he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Maurice Briggs and wife, Bettye H. Briggs.**

Date: 1/11/2024

(Official Seal)



David T. Kasper
Signature of Notary Public

DAVID T. KASPER, Notary Public
Printed or typed name

My commission expires: 3/11/2028

Exhibit A

Being known and designated as Lot 28, Block J, as shown on the map of MEADOWBROOK, SECTION 5, SECTION OF FOREST HILLS ESTATES, plat of said property being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 22, Page 140, reference to which is hereby made for a more particular description.

Tax Parcel Number: 5883-70-5426 (Block 4256, Lot 028)

Property Address: 4265 Stoney Brook Road, Clemmons, NC 27012

