

2024001303 00058

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$630.00

PRESENTED & RECORDED
 01/16/2024 11:16:43 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3789
 PG: 771 - 772

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

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~ **630.00**

Parcel Identifier No. **6865-70-5081.000**

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 16 day of January, 2024 by and between

GRANTOR

**KASEY CRAVEN F/K/A KASEY KANFER AND HUSBAND, PAYNE CRAVEN
 3238 RILEY FORD TRAIL, HIGH POINT, NC 27265**

AND

**DEBRA W. DYKES A/K/A DEBRA S. WINGFIELD-DYKES AND HUSBAND, JULIUS A. DYKES
 4102 JEFFREY LANE POINT, HIGH POINT, NC 27265**

GRANTEE

ZACHARY MOORE

1584 JUBILEE TRAIL, KERNERSVILLE, NC 27284

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 114, SEDGE LAKE GARDEN, SECTION 1, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 32, PAGE 2, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3453, Page 1825, Forsyth County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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.

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

Kasey Craven (SEAL)

KASEY CRAVEN

Payne Craven (SEAL)

PAYNE CRAVEN

Debra W. Dykes (SEAL)

DEBRA W. DYKES

Julius A. Dykes (SEAL)

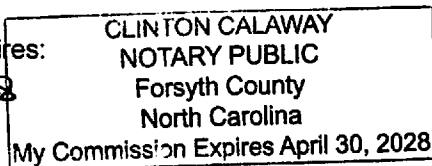
JULIUS A. DYKES

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **KASEY CRAVEN AND HUSBAND, PAYNE CRAVEN**. Witness my hand and official stamp or seal, this 16 day of January, 2024.

My Commission Expires:

4/30/28



Clinton Calaway
Notary Public

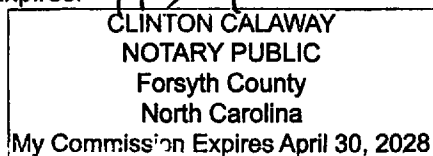
Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **DEBRA W. DYKES AND HUSBAND, JULIUS A. DYKES**. Witness my hand and official stamp or seal, this 16 day of January, 2024.

My Commission Expires:

4/30/28



Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway