

2024002761 00043

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$290.00

PRESENTED & RECORDED
01/30/2024 11:31:10 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3790
PG: 3653 - 3654

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 290.00

Parcel Identifier No.: *part of* 5866-92-1552

Mail tax bills to Grantee: 7612 Sedgewick Ridge Road, Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr., 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: 2.97 acres, Dorse Road

THIS DEED made this 30th day of January, 2024 by and between,

<p>GRANTOR</p> <p>TIMOTHY DALE LOWE and wife, KARLA JANE LOWE</p> <p>Mailing Address: 405 Dorse Road, Lewisville, NC 27023</p>	<p>GRANTEE</p> <p>CHARLES GREGORY BROWN and wife, GINA JOYNER BROWN</p> <p>Mailing Address: 7612 Sedgewick Ridge Road, Lewisville, NC 27023</p>
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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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 1, as shown on the survey for **Timothy Dale Lowe and Karla Jane Lowe**, as recorded in Plat Book 79, Page 4, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2.97 acres, Dorse Road, Lewisville, NC 27023

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3768, Page 2051, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 79, Page 4.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Timothy Dale Lowe (SEAL)
Timothy Dale Lowe

Karla Jane Lowe (SEAL)
Karla Jane Lowe

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Timothy Dale Lowe and Karla Jane Lowe**

Date: 11/30/2024

Shirley H. Smith
Notary Public

Shirley H. Smith
printed or typed name of notary public

My Commission Expires: 3-27-2026

Shirley H. Smith
NOTARY PUBLIC
Davie, NC
My Commission Expires March 27, 2026