

2024007956 00137

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$31.00

PRESENTED & RECORDED
03/14/2024 03:48:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3797
PG: 484 - 486

GENERAL WARRANTY DEED

Excise Tax: 31

Tax Parcel ID No. 6878-97-4430.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: **Thomas G. Jacobs, 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 DEED, made this the 12 day of MARCH, 2024, by and between

GRANTOR: Joseph James Tomarchio and spouse, Helen M. Tomarchio
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Ivan Smith and spouse, Diana Smith
whose mailing address is 2913 Monroe Drive, New Bern, NC 28562
Property address: 1955 Pondarosa Drive, Kernersville, NC 27284
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1313, Page 651, and being reflected on plat(s) recorded in Map/Plat Book 24, page/slide 177.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Joseph James Tomarchio

By: _____ (SEAL)
Print/Type Name & Title: _____ Helen M. Tomarchio

By: _____ (SEAL)
Print/Type Name & Title: _____ Helen Tomarchio

By: _____ (SEAL)
Print/Type Name & Title: _____

State of Florida
County of BREVARD

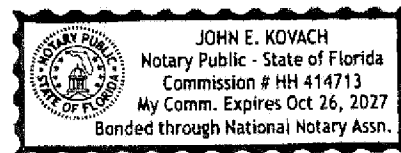
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Joseph James Tomarchio and Helen M. Tomarchio
[insert name(s) of principal(s)].

Date: 17 Mar 24

John E. Kovach Notary Public
Notary's Printed or Typed Name



My Commission Expires:
26 Oct 27

State of Florida
County of BREVARD

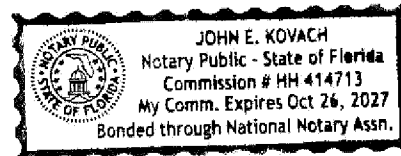
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: 17 MAR 24

John E. Kovach Notary Public
Notary's Printed or Typed Name



My Commission Expires:
26 Oct 27

“Exhibit A”

BEING KNOWN and designated as Lot Number 18, as shown on the plat of the Tipton Estate, Section One, recorded in Plat Book 24, Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.