

2024008086 00119FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$880.00PRESENTED & RECORDED
03/15/2024 02:34:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3797
PG: 1277 - 1279**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 880.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 5883-70-8438.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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 15th day of March, 2024, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">JACK LAMANTIA, JR. AND SPOUSE, BEVERLY K. LAMANTIA 6207 HAMPTONBURG ROAD CLEMMONS, NC 27012</p>	<p style="text-align: center;">ROSS CAMPBELL NAIDOW AND SPOUSE, ALICIA DAWN NAIDOW 4190 BRIAR CREEK ROAD CLEMMONS, NC 27012</p>

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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 2068, Page 1394.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, 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 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:

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

Jack L. Lamantia, Jr. (SEAL)
JACK LAMANTIA, JR.

Beverly K. Lamantia (SEAL)
BEVERLY K. LAMANTIA

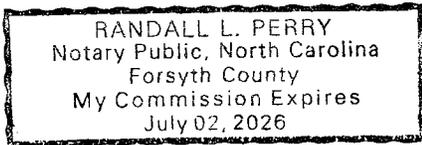
State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that JACK LAMANTIA, JR. AND BEVERLY K. LAMANTIA personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 15th day of March, 2024.

(Affix Notary Stamp Below)

Randall L. Perry
Randall L. Perry, Notary Public



My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Located in Forsyth County, North Carolina and being all of Lot 3, Meadowbrook Section of Forest Hills Estates, Block J, as shown on a plat recorded in Plat Book 19, Page 117 (2), aforesaid County Registry.

**Property Address: 4190 Briar Creek Road
Clemmons, NC 27012**