

**2024008086 00119**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$880.00**

PRESENTED & 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: Grantee

This 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 15<sup>th</sup> day of March, 2024, by and between

GRANTOR	GRANTEE
JACK LAMANTIA, JR. AND SPOUSE, BEVERLY K. LAMANTIA 6207 HAMPTONBURG ROAD CLEMMONS, NC 27012	ROSS CAMPBELL NAIDOW AND SPOUSE, ALICIA DAWN NAIDOW 4190 BRIAR CREEK ROAD CLEMMONS, NC 27012

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**.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
 Printed by Agreement with the NC Bar Association - 1981

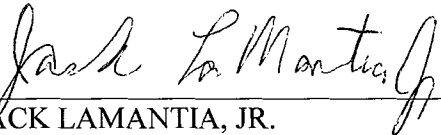
James Williams & Co., Inc.  
[www.JamesWilliams.com](http://www.JamesWilliams.com)

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,

 (SEAL)  
JACK LAMANTIA, JR.

 (SEAL)  
BEVERLY K. LAMANTIA

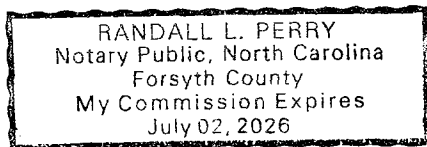
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State of North Carolina - County of Forsyth

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 15<sup>th</sup> day of March, 2024.

(Affix Notary Stamp Below)



  
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

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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**