

2024009092 00053

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$760.00

PRESENTED & RECORDED

03/25/2024 11:29:32 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3798

PG: 2304 - 2307

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 760.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 5882-49-9949.000 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 10th day of March, 2024, by and between

GRANTOR	GRANTEE
DARRELL SPEAS AND SPOUSE, DEBBIE SPEAS 1216 OPACA DRIVE SE BOLIVIA, NC 28422	AMANDA MILLER STEPHENS, FREETRADER 6850 ROLLINGWOOD DRIVE 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 2368, Page 4397.

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

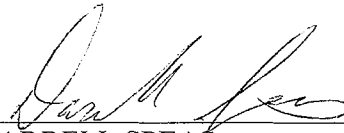
James Williams & Co., Inc.
www.JamesWilliams.com

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)
 DARRELL SPEAS

State of North Carolina - County of Forsyth

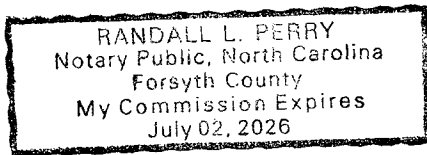
I, Randall L. Perry, the undersigned Notary Public, certify that DARRELL SPEAS personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing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

Witness my hand and Notarial stamp or seal this 25th day of March, 2024.

(Affix Notary Stamp Below)



 Notary Public Signature



Randall L. Perry

 Notary Public Printed Name

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

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,

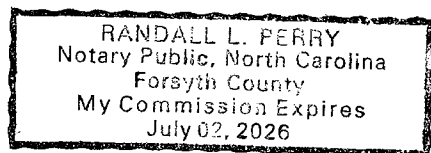
 (SEAL)
DEBBIE SPEAS


State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that DEBBIE SPEAS 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 18th day of March, 2024.

(Affix Notary Stamp Below)




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

BEING KNOWN AND DESIGNATED as Lot Number Thirty-Six (36) in Block K, as shown on Map of Meadowbrook No. 7, Section of Forest Hills Estates, plat of said property being made by Carl F. Beaucham, Surveyor, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 23, Page 125, and to which map reference is hereby made for a more particular description.

**Property Address: 6850 Rollingwood Drive
Clemmons, NC 27012**