

2024010039 00033

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$670.00

PRESENTED & RECORDED
04/02/2024 10:45:14 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3799
PG: 3108 - 3109

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$670

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6866-84-3882.000

Mail after recording to: GRANTEE: 485 ESSEN PLACE KERNERSVILLE NC 27284

This instrument was prepared by: **THE ADELIA SCHIFFMAN LAW GROUP** licensed North Carolina Attorneys.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 26 day of MARCH, 2024 by and between

GRANTOR

DORIS RATLIFF (UNMARRIED)
719 MAIDEN CHOICE LANE APT BR435, CATONSVILLE MD 21228

GRANTEE

GENEVIEVE IRENE STAFFORD (UNMARRIED)
485 ESSEN PLACE KERNERSVILLE NC 27284

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 9, AS SHOWN ON THE PLAT ENTITLED WELLINGTON WAY, SECTION 3, AS RECORDED IN PLAT BOOK 27, PAGE 130, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1829, Page 1618, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 27, Page 130, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Doris Ratliff
DORIS RATLIFF

Mur/lane D.K.
NORTH CAROLINA Baltimore COUNTY

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: DORIS RATLIFF

Witness my hand and official stamp or seal, this the 29 day of 3, 2024

My Commission Expires: 04/06/2024

[Signature]
Notary Public

Print Notary Name: Damon Reese

