

**2024010812 00091**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 04/08/2024 01:30:14 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3800  
 PG: 2842 - 2843

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 6807-73-3135 (Block 6371, Lot 208)

Mail tax bills to Grantee: 121 Fernleaf Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.  
 (no title search request or performed)

Brief description for the Index: Lot 208, Greenbrier Farm, Phase III, Section 2

THIS DEED made this 8 day of April, 2024 by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>JEFFERY P. MAXWELL and wife, ANGELA ANN MAXWELL</b></p> <p>Mailing Address: 121 Fernleaf Lane, Winston-Salem, NC 27106</p>	<p><b>ANGELA A. MAXWELL and JEFFERY P. MAXWELL, TRUSTEES of the ANGELA A. MAXWELL REVOCABLE TRUST AGREEMENT dated February 28, 2024</b></p> <p>Mailing Address: 121 Fernleaf Lane, Winston-Salem, NC 27106</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 Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated** as Lot 208, as shown on the map of GREENBRIER FARM, PHASE III, SECTION 2, as recorded in Plat Book 41, Page 138, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 121 Fernleaf Lane, Winston-Salem, NC 27106

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantors by instrument recorded in Book 3756, Page 2487, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 41, Page 138.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Jeffery P. Maxwell (SEAL)  
Jeffery P. Maxwell

Angela Ann Maxwell (SEAL)  
Angela Ann Maxwell

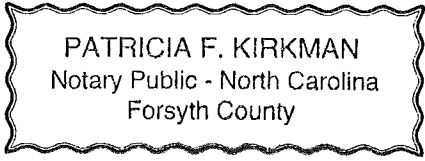
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jeffery P. Maxwell and Angela Ann Maxwell**

Date: 4-8-24

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5-29-24