

**2024011825 00083**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$2100.00**

PRESENTED & RECORDED  
 04/16/2024 12:32:37 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3801**

**PG: 4288 - 4290**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$2,100.00**

**Parcel Identification Number: 6806-67-4387.000**

**This instrument was prepared by: T. Lawson Newton, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.**

**Return to: Grantees @ 4090 Carriage Manor Cove, Winston-Salem, North Carolina 27106**

**Property Address: 4090 Carriage Manor Cove, Winston-Salem, North Carolina 27106**

**Brief description for the Index: Lot 1, The French Coves**

THIS DEED made this 16<sup>th</sup> day of April, 2024 by and between

GRANTOR	GRANTEE
<b>ASHLEY JEANNE MCKENZIE SHARPE</b> <b>f/k/a Ashley Jeanne McKenzie, and spouse,</b> <b>DAVID ZACHARY SHARPE</b>  <b>122 Meadows Edge Drive</b> <b>Advance, North Carolina 27006</b>	<b>SHARON FAUSCH and spouse,</b> <b>WALTER CHANDLER KNAPP, III</b>  <b>4090 Carriage Manor Cove</b> <b>Winston-Salem, North Carolina 27106</b>

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**, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and  
incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3780, Page 886, Forsyth County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE**

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 easements and restrictions of record, if any; and 2024 property taxes.

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

Ashley Jeanne McKenzie Sharpe (SEAL)  
ASHLEY JEANNE MCKENZIE SHARPE

David Zachary Sharpe (SEAL)  
DAVID ZACHARY SHARPE

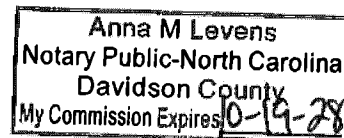
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Anna M. Levens, a Notary Public for the County of Davidson and State of North Carolina, do hereby certify that Ashley Jeanne McKenzie Sharpe and spouse, David Zachary Sharpe, either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of April, 2024.

Anna M. Levens  
Notary Public – Anna M. Levens

My Commission Expires: October 19, 2028



**EXHIBIT A**

**4090 Carriage Manor Cove  
Winston-Salem, North Carolina 27106**

**BEING KNOWN AND DESIGNATED as Lot Number 1, as shown on the Map entitled THE FRENCH COVES, and recorded on The Recombination Plat of Maestro Properties, LLC, Plat Book 64, Page 170 and re-recorded in Plat Book 73, Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**