

**2024015386 00109**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$1230.00**

PRESENTED & RECORDED  
 05/14/2024 02:28:21 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

BK: RE 3806

PG: 1577 - 1579

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,230.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 5883-80-7470.000 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 14<sup>th</sup> day of May, 2024, by and between

GRANTOR	GRANTEE
ELTON DALE CRANFORD AND SPOUSE, ASHLEY CRANFORD 114 SCOTTSDALE DRIVE ADVANCE, NC 27006	FRANCES H. DAVIS, UNMARRIED 4088 BEAVER BROOK 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 3712, Page 1104.

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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,

  
ELTON DALE CRANFORD (SEAL)

  
ASHLEY CRANFORD (SEAL)

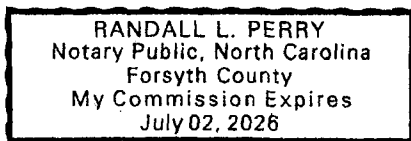
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State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that ELTON DALE CRANFORD AND ASHLEY CRANFORD 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 14<sup>th</sup> day of May, 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 17, as shown on the Map of MEADOWBROOK, BLOCK H, SECTION OF FOREST HILLS ESTATES, as recorded in Plat Book 19, Page 117(2), 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: 4088 Beaver Brook Road  
Clemmons, NC 27012**