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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$890.00

PRESENTED & RECORDED
05/22/2024 12:46:52 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3807
PG: 3671 - 3673

Prepared By Attorney Mark E. Randolph, 1365 Westgate Center Drive, Ste. D, Winston-Salem, NC 27103
Stamps \$: 890.00
File Number: 24-00-381

NORTH CAROLINA)
)
FORSYTH COUNTY) **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 11th day of May, 2023, by and between **Joel Utterback and wife, Julie Utterback** whose mailing address is 1302 Deerfield, Deerfield, IL 60015, GRANTOR(S); and **Carroll H. Greene, III, and wife, Melanie E. Greene** whose mailing address is 120 Buckhaven Court, Rural Hall, NC 27045, GRANTEE(S);

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Forsyth County**, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 120 Buckhaven Court, Rural Hall, NC 27045

Parcel Number: 681928167500 Chain of Title 23 E 1718, Forsyth County

The property conveyed herein ___ does X does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, 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.

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.

Submitted electronically by "Campbell 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.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Joel Utterback (SEAL)
Joel Utterback

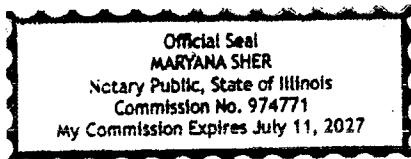
Julie Utterback (SEAL)
Julie Utterback

ILLINOIS
STATE OF ~~NORTH CAROLINA~~)
COUNTY LAKE)

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 therein and, in the capacity, indicated:
Joel Utterback and Julie Utterback.

Witness my hand and official stamp or seal, this u day of May, 2024.

(SEAL)



Maryana Sher
Notary Public

My commission expires: July, 11, 2027

EXHIBIT A

BEING known and designated as Lot No. 005 and 006 as shown that plat entitled Plat of Balmoral, Section 2, revised, as recorded in Plat Book 25, Page 095, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.