

2024018110 00032FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$780.00

PRESENTED & RECORDED

06/05/2024 10:43:14 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3809**PG: 3766 - 3767****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$780.00

Parcel Identifier No. 6866-96-1971.000 _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Revolution Law Group, 1175 Revolution Mill Drive, Suite 8, Greensboro, NC 27405This instrument was prepared by: Revolution Law Group; Barbara StewartBrief description for the Index: Lot 4 Wellington VillageTHIS DEED made this 4 day of June, 2024 by and between**GRANTOR**

Peter Edward Davis and spouse, Stephanie Wilson-Davis

Mailing Address:1575 Walnut Knob Road SE
Floyd, VA 24091**GRANTEE**Jeanne Dedekam, an unmarried person, and
Jenna Lippincott, an unmarried personProperty and Mailing Address:5723 Bromley Drive
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 situated in the City of Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 4, WELLINGTON VILLAGE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 33, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3508, Page 1980.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing a portion of the above described property is recorded in Plat Book 40, Page 33.

submitted electronically by "Revolution Law Group"
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:

ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR VISIBLE UPON THE SUBJECT PROPERTY AND ALL AD VALOREM TAXES

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

By: _____ (Entity Name) Name: Peter Edward Davis (SEAL)

Print/Type Name & Title: _____ Name: Stephanie Wilson-Davis (SEAL)

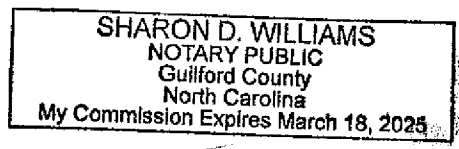
By: _____ (SEAL)
Print/Type Name & Title: _____ Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Name: _____

State of NC - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Peter Edward Davis and Stephanie Wilson-Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4 day of June, 2024.

[SEAL]



My Commission Expires: 3-18-2025

Sharon D. Williams

Sharon D. Williams, Notary Public