

2024018177 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1330.00

PRESENTED & RECORDED
 06/05/2024 01:15:48 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3809
PG: 4214 - 4215

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,330.00
Parcel ID:	6807-74-1133
Mail Tax Bill to:	3670 Rosebriar Circle, Winston Salem, NC 27106
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24097Brenneman
Brief description for the index:	Lot No. 228 Greenbrier Farm, Phase IV, Sections 2, Plat Book 43, Page 137

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 23 day of May, 2024, by and between:

GRANTOR	GRANTEE
Lily Beth Brenneman and Tyler Joseph Brenneman 13409 Meadow Cross Drive Fort Worth, TX 76008	Erica Christine Emmons and spouse, Robert Charles Buxbaum 3670 Rosebriar Circle Winston Salem, NC 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Lot NO. 238, as shown on the plat of GREENBRIER FARM, PHASE IV, SECTION 2, as recorded in Plat Book 43, Page 137, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3453 Page 2485.

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This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for _____ in the Office of the ROD for Forsyth in _____ and, any amendments thereto.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 43 Page 137.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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 this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Lily Beth Brenneman
Name: Lily Beth Brenneman

Entity Name

Tyler Joseph Brenneman
Name: Tyler Joseph Brenneman

By: _____
Name: _____
Title: _____

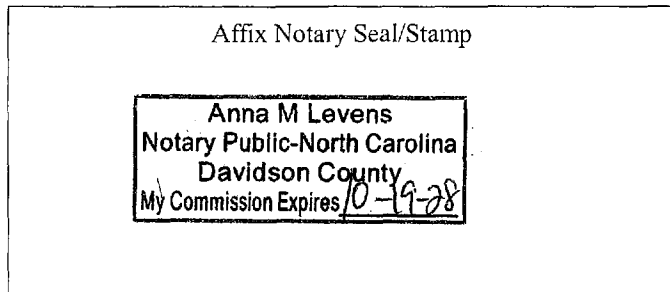
Name:

By: _____
Name: _____
Title: _____

Name:

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Anna M Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23rd day of May, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Lily Beth Brenneman and Tyler Joseph Brenneman



Anna M Levens
Notary Public (Official Signature)
My commission expires: 10-19-28