

2024019152 00038

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$840.00

PRESENTED & RECORDED

06/13/2024 10:45:14 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3811

PG: 498 - 499

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$840.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6866-96-2740.000

Mail after recording to: GRANTEE: 5711 Bromley Dr., Kernersville, NC 27284

This instrument was prepared by: **ADELIA T. SCHIFFMAN OF ADELIA SCHIFFMAN LAW GROUP** 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.

THIS DEED made this 12th day of June, 2024 by and between

GRANTOR

JONATHAN DAVID FAITHFUL AS SUCCESSOR TRUSTEE OF THE 5711 BROMLEY TRUST DATED JULY 5, 2023

2136 Darrow Rd., Winston-Salem, NC27101

GRANTEE

ASHBY JACKSON WILKINS AND TINA MELTON WILKINS, HUSBAND AND WIFE

5711 Bromley Dr., 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 and more particularly described as follows:

Being known and designated as Lot Number 1 as shown on the Map of Wellington Village, as recorded in Plat Book 40, Page 33 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

submitted electronically by "Adelia Schiffman 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3773, Page 3858, FORSYTH County Registry. **SEE ALSO DEED 3157, PAGE 3871**

A map showing the above described property is recorded in Plat Book 40, Page 33, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

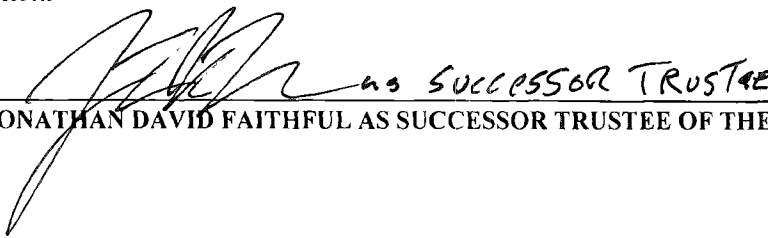
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

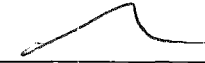
 as SUCCESSOR TRUSTEE (SEAL)
JONATHAN DAVID FAITHFUL AS SUCCESSOR TRUSTEE OF THE 5711 BROMLEY TRUST DATED JULY 5, 2023

NORTH CAROLINA
GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **JONATHAN DAVID FAITHFUL**

Witness my hand and official stamp or seal, this the 13th day of June, 2024

My Commission Expires: November 29, 2027


Notary Public
Print Notary Name: Adelia T Schiffman

Adelia T Schiffman
NOTARY PUBLIC
Guilford County, NC
My Commission Expires November 29, 2027

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Guilford County, NC
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