

2024019728 00029

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1295.00

PRESENTED & RECORDED
 06/18/2024 09:28:40 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 3722 - 3724

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1295.00

Parcel No. 6807-83-8601.00

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 109 Windrush Road Winston-Salem, NC 27106

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 87, Greenbrier Farm, Plat Book 40 page 96, Forsyth County, North Carolina.

THIS DEED made this 17th day of June 2024, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">John Charles Sabanosh and wife, Li Xia</p> <p style="text-align: center;">FORWARDING ADDRESS: 311 Spyglass Drive Charles Town, WV 25414</p> <p style="text-align: center;">PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT <input type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p style="text-align: center;">Victoria Moore and spouse, Matthew Moore</p> <p style="text-align: center;">PROPERTY ADDRESS: <u>109 Windrush Road</u> <u>Winston-Salem, NC 27106</u></p>

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 **Forsyth** County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

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 "Heather Kiger Law 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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

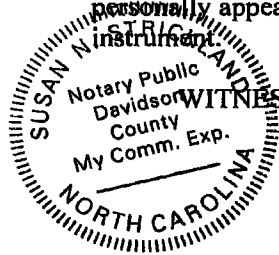
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature] (SEAL)
John Charles Sabanosh

Li Xia (SEAL)
Li Xia

**NORTH CAROLINA
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **John Charles Sabanosh** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.



WITNESS my hand and notarial seal this 17th day of June 2024.

Susan N. Strickland
Notary Public

My commission expires:

8/20/2028

**NORTH CAROLINA
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Li Xia** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 17th day of June 2024.

Susan N. Strickland
Notary Public

My commission expires:

8/20/2028

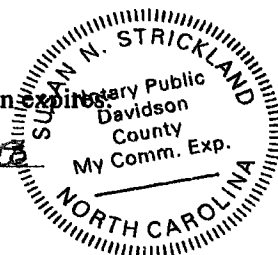


Exhibit "A"

Being all of Lot 87, Greenbrier Farm, Section 1, Phase 3, according to the plat thereof recorded in Plat Book 40, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 109 Windrush Road, Winston-Salem, NC 27106