

2024020943 00164

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1530.00

PRESENTED & RECORDED
 06/26/2024 03:49:23 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3813
PG: 1831 - 1833

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1530.00

Parcel No. 6807-83-7412.00

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

By: _____

Mail/Box to: Grantee at: 108 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 104, Greenbrier Farm, Phase II Sect. One, Plat Book 40 page 96, Forsyth County, North Carolina.

THIS DEED made this 13 day of June 2024, by and between

GRANTOR	GRANTEE
<p>Rebecca Anderson and husband, Gary Howorka</p> <p>FORWARDING ADDRESS: 16247 US 23 N OCQUEOC, MI 49759</p> <p>PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p>Sachin Francis and spouse, Kanupriya Salaria</p> <p>PROPERTY ADDRESS: <u>108 Windrush Road 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.

Rebecca Anderson (SEAL)
Rebecca Anderson

Gary Howorka (SEAL)
Gary Howorka

**NORTH CAROLINA
FORSYTH COUNTY**

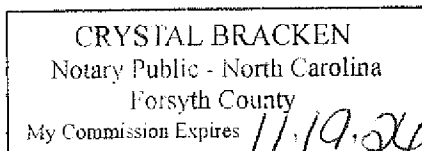
I, the undersigned Notary Public, do hereby certify that **Rebecca Anderson** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 13 day of June 2024.

Crystal Bracken
Notary Public

My commission expires:

11.19.26



**NORTH CAROLINA
FORSYTH COUNTY**

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

WITNESS my hand and notarial seal this 13 day of June 2024.

Crystal Bracken
Notary Public

My commission expires:

11.19.26

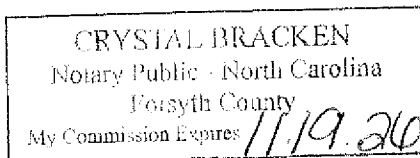


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 104 of GREENBRIER FARM, PHASE II, SECTION ONE, as shown on a plat thereof recorded in Plat Book 40, at page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.