



2024022289 00172

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1310.00

PRESENTED & RECORDED:
07-08-2024 03:27:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3815

PG: 241-242

Excise Tax: \$1,310.00

Tax Info: PIN 6807-63-6518.00

Mail deed & tax bills to: Grantee(s) @ 3745 Lindenleaf Court, Winston-Salem, NC 27106

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 272 of Greenbrier Farm, Phase VI, Section 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 06 day of July, 2024 by and between

GRANTOR	GRANTEE
<p>JEFFREY C. TOEWE and spouse, NATALIE K. TOEWE</p> <p>Grantor Address: 19614 Star Island Drive Boca Raton, FL 33498</p>	<p>COLIN HANSON and spouse, LAUREN HANSON</p> <p>Grantee Address: 3745 Lindenleaf Court Winston-Salem, NC 27106</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 272 as shown on the map of GREENBRIER FARM, PHASE VI, 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 particular description.**

Original to: A. Gregory Schell

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3007, Page 2806. A map showing the above described property is recorded in Plat Book 43, Page 137.

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: N/A

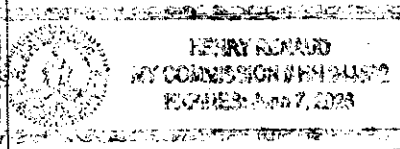

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)


JEFFREY C. TOEWE
ID. FL. DL. T000. 423-71-020-0

(SEAL)  (SEAL)
NATALIE K. TOEWE
ID. FL. DL. T000. 620-69-521-0

<p>SEAL-STAMP</p>  <p>HENRY RANDO NOTARY COMMISSION #119144572 EXPIRES: Nov 7, 2023</p>	<p>State of Florida, County of <u>Palm Beach</u></p> <p>I certify that the following persons personally appeared before me this day, each acknowledging to me that they signed the foregoing document: JEFFREY C. TOEWE and NATALIE K. TOEWE</p> <p>Date: <u>02/06/2024</u></p> <p></p> <p>Notary Public Name: _____ My Commission Expires: <u>08/07/2026</u></p>
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