

2024022789 00064

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$790.00

PRESENTED & RECORDED
 07/11/2024 11:31:26 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3815
PG: 2782 - 2783

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 790.00

Parcel Identifier No. 6807-29-1423.000 Verified by Forsyth County on the ___ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot Number 15, Cedardale Creek, Section 2

THIS DEED made this 11th day of July, 2024, by and between

GRANTOR	GRANTEE
<p>David L. Sparks and wife, Jean O. Sparks 287 Leeward Point Loop Taylorsville, NC 28681</p>	<p>Kathiravan Rajamani and spouse, Supriya Kathiravan 4536 Thacker Hill Drive Winston-Salem, NC 27106</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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Number 15 as shown on the plat of Cedardale Creek, Section 2, recorded in Plat Book 34, Page 52 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

This property ___ is is not the primary residence of one or more of the Grantors.

For back title, see Book 1695, Page 1423, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

David L. Sparks (SEAL)
David L. Sparks

Jean O. Sparks (SEAL)
Jean O. Sparks

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David L. Sparks and Jean O. Sparks.

Date: July 11, 2024

Salem Kirkman
Notary Public

Salem Kirkman
Print Name



My commission expires: 08/15/2028