

2024026232 00092FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1480.00

PRESENTED & RECORDED

08/06/2024 01:12:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3820

PG: 178 - 179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,480.00

Parcel Identifier No.: 6807-74-7604.00

Mail/Box to: Clarence Eugene Williams, III and wife, Jennifer Wooten Williams, 3966 Burning Tree Lane,
Winston Salem, NC 27106*This instrument was prepared by: David T. Kasper, 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.*

Brief description for the index: Lot 305, Greenbrier Farm, Phase V, Section 1

THIS DEED made this 5th day of August, 2024, by and between:

GRANTOR	GRANTEE
Charles J. Wondra, II and wife, Vanessa Wondra	Clarence Eugene Williams, III and wife, Jennifer Wooten Williams
Forwarding address: 13398 Silktail Drive Naples, FL 34109	Buyer mailing address: 3966 Burning Tree Lane Winston Salem, NC 27106

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot No. 305, Greenbrier Farm, Phase V, Section 1, according to the plat thereof, recorded in Plat Book 45, Page 78 and 79, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The property herein conveyed includes the primary residence of a Grantor.

For back title see Deed Book 2922, Page 214, Forsyth County Registry.

submitted electronically by "Kasper & Payne, P.A."
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, restrictions of record, 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.

Charles J. Wondra, II
Charles J. Wondra, II

Vanessa Wondra
Vanessa Wondra

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Charles J. Wondra, II and Vanessa Wondra personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 5th day of August, 2024.

Melanie J. Snow
Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

