

2024027237 00121

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$880.00

PRESENTED & RECORDED
 08/14/2024 02:10:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3821
PG: 1593 - 1594

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$880.00

Parcel Identification No. 6824-38-3244.000

Title Insurance Company: _____

Mail/Box to: Grantee

This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firm

Brief description for the Index: Lot 3, Carl R. Sapp Property

THIS DEED made this 13 day of ^{August}~~July~~, 2024 by and between

GRANTOR	GRANTEE
<p>Jennifer A. Windell, unmarried</p> <p><i>Mailing Address:</i> 9932 Red Twig Drive Charlotte, NC 28213</p>	<p>Sven Erik Brolin and wife, Sara Adolfsson</p> <p><i>Mailing Address/Property Address:</i> 2220 Cherokee Lane Winston-Salem, NC 27103</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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 3 of the Carl R. Sapp Property, as recorded in Plat Book 16, Page 171, 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 hereinabove described was acquired by Grantor by instrument recorded in Book 3318, Page 2494.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 16, Page 171.

submitted electronically by "Kangur & Porter, LLP"
 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 and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Jennifer A. Windell
Jennifer A. Windell

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Michael O'Brien Bowlin, Jr., Notary Public, do hereby certify that Jennifer A. Windell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of August, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 2-9-2027

