

2024027518 00206

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

PRESENTED & RECORDED

08/15/2024 04:28:20 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3821**PG: 3158 - 3160****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$790.00
Parcel ID:	5883-61-5194.000
Mail/Box to:	Grantee
Property Address:	6736 Rollingwood Drive, Clemmons, N.C. 27012
Prepared by:	This instrument, prepared by Darren S. Cranfill, 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 22 Block K Meadowbrook (No. 5)

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12 day of August
 2024, by and between:

GRANTOR	GRANTEE
Joseph Rajacich and spouse, Carolyn T. Rajacich 272 Spyglass Dr. Advance, N.C. 27006	Frank M. Aldridge III, unmarried Elisa Hedrick, unmarried 6736 Rollingwood Drive Clemmons, N.C. 27012

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 955, Page 450.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

Page 1 of 2

NC Bar Association Form No. 3 © Revised 11/2020
 Printed by Agreement with the NC Bar Association
 Bar Form No. 3

North Carolina Bar Association – NC

North Carolina Association of Realtors, Inc. –

Standard Form 3

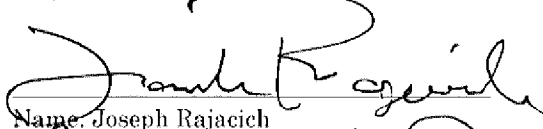
submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

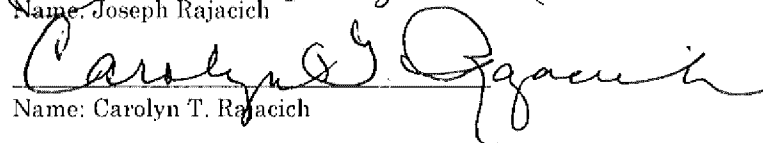
A map showing the Property is recorded in Map Book 22, Page 140.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple. Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

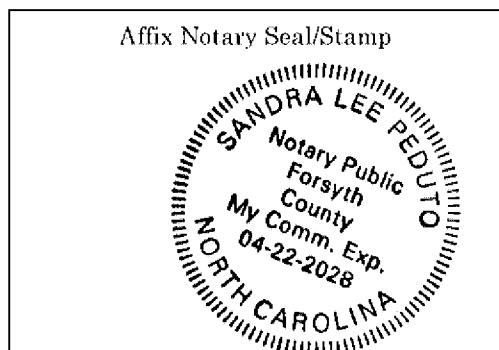

Name: Joseph Rajacich


Name: Carolyn T. Rajacich

STATE OF NC, COUNTY OF Forsyth

I Sandra Lee Peduto, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12 day of August 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Joseph Rajacich and Carolyn T. Rajacich**


Notary Public (Official Signature)



My commission expires:
April 22, 2028

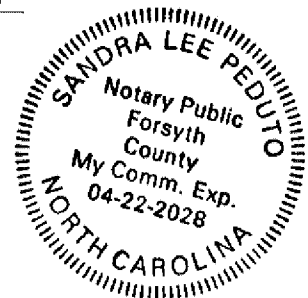


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 22, Block K, as shown on the Map of MEADOWBROOK, SECTION 5, recorded in Plat Book 22, Page 140, in the Office of the Register of Deed of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.