

2024027690 00155

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$730.00

PRESENTED & RECORDED
08/16/2024 03:57:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3821
PG: 4264 - 4266

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 730.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 6805-96-9277.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 14th day of August, 2024, by and between

GRANTOR	GRANTEE
JUSTIN GIBSON AND SPOUSE, LINDSAY BLACKBURN 5138 FIDDLERS RUN DRIVE KERNERSVILLE, NC 27284	BRADLEY DAVID SEIPEL AND SPOUSE, JOANNA CHOIS SEIPEL, AS TENANTS IN COMMON 402 KYLE ROAD WINSTON-SALEM, NC 27104

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 situated in the County of Forsyth, North Carolina and more particularly described as follows:

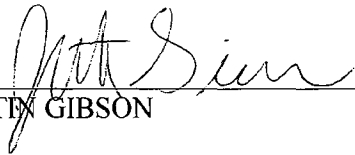
SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3752, Page 2566.

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:

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



JUSTIN GIBSON (SEAL)



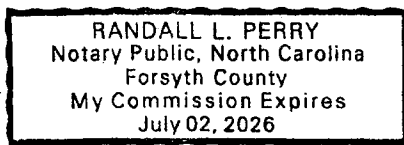
LINDSAY BLACKBURN (SEAL)

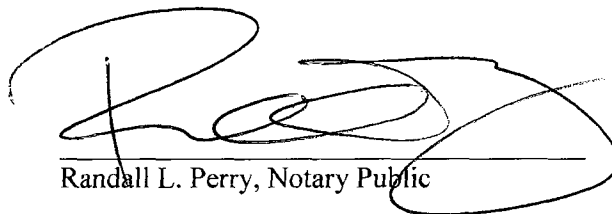
State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that JUSTIN GIBSON AND LINDSAY BLACKBURN personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 14th day of August, 2024.

(Affix Notary Stamp Below)





Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake in the Southern right of way of Kyle Road, the Northeast corner of Lot 12 and the Northwest Corner of Lot 13 on the Map hereinafter described; thence running South 26 deg. 30 min. West 195 feet to an iron stake; thence North 86 deg. 17 min. West 45 feet to an iron stake; thence North 3 deg. 43 min. East 200 feet to an iron stake in the Southern right of way line of Kyle Road; thence with said right of way line South 86 deg. 17 min. East 37 feet to a point; thence continuing with said right of way line on a curve to the right, a chord distance and direction of 88 feet and South 89 deg. 49 min. East to the point and place of beginning and being the East portion of Lot 12, Map of Noah A. Brewer Property, recorded in Plat Book 17 at Page 142, in the Forsyth County Registry, North Carolina, also being Lot 12-B, Block 3966, Forsyth County Tax Map.

**Property Address: 402 Kyle Road
Winston-Salem, NC 27104**