

2024028438 00082

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
08/23/2024 12:55:13 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3822
PG: 4001 - 4002

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 230.00

Parcel Identifier No. 6844-02-4208.000

Mail after recording to: GRANTEE AT

**This instrument was prepared by: CLINT CALAWAY, 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**

THIS DEED made this 21 day of AUGUST 2024 by and between

GRANTOR

SHAUN GRACE AND WIFE, LYNETTE GRACE
159 WINTHROP ST., ATLANTA, GA 30331

GRANTEE

BRANDIE N. FULLER, UNMARRIED
3059 HEITMAN DR., WINSTON SALEM, NC 27101

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 and more particularly described as follows:

BEING KNOW NAD DESIGNATED AS LOT NUMBER 2 AS SHOWN UPON THE MAP OF JACQUELINE ACRES A PLAT OF WHICH IS RECORDED IN PLAT BOOK 18, PAGE 166, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3791, Page 1685, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 18 Page 166 and referenced within this instrument.

submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above-described property does does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Shaun Grace (SEAL)
SHAUN GRACE

Lynette Grace (SEAL)
LYNETTE GRACE

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SHAUN GRACE AND LYNETTE GRACE**

Witness my hand and official stamp or seal, this 21 day of August, 2024.

My Commission Expires: 23 Jan 2026

Tracey Martin
Notary Public
Print Notary Name: Tracey Martin

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document:

Witness my hand and official stamp or seal, this 21 day of August, 2024.

My Commission Expires: 23 Jan 2026

Tracey Martin
Notary Public
Print Notary Name: Tracey Martin