

2024029277 00201

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$665.00

PRESENTED & RECORDED

08/29/2024 03:10:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3823**PG: 4257 - 4258****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$665.00

Parcel Identifier No.: 6834-46-4814.00

Mail/Box to: Adam Pearson Montessi and wife, Chelsea Marie Fabyanski, as tenants by the entirety, 118 E
 Monmouth St., Winston Salem, NC 27127

*This instrument was prepared by: Warren E. 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 No. 30, Central Terrace

THIS DEED made this **29th** day of **August**, 20 **24**, by and between:

GRANTOR	GRANTEE
John Southard, Inc., A North Carolina Corporation	Adam Pearson Montessi and wife, Chelsea Marie Fabyanski, as tenants by the entirety
Forwarding address: 448 Lawndale Drive Winston Salem, NC 27104	Buyer mailing address: 118 E Monmouth St. Winston Salem, NC 27127

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 KNOWN AND DESIGNATED as Lot No. 30, as shown on map of Central Terrance, as recorded in Plat Book 8, Page AA, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3778, Page 3577, 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.

John Southard, Inc.
BY: [Signature]
John M. Southard
President

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public certify that John M. Southard personally came before me this day and acknowledged the he/she is President of John Southard, Inc., a Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself (or herself) as its President.

Witness my hand and official seal, this the 29th day of August, 2024.

[Signature]

Notary Public

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

