

2024030742 00067

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1017.00

PRESENTED & RECORDED
09/11/2024 12:35:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3825
PG: 3412 - 3416

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,017.00

PIN: 6866-73-6577 LO:014 BL:5342C

Mail after recording & all future tax bills to: **GRANTEES**

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE SEARCH PERFORMED OR REQUESTED

THIS DEED made this 10th day of September, 2024 by and between:

GRANTORS

MONTE P. BREDAL, Widow, (a 99% undivided interest)

and

MONICA A. MALBOEUF and husband, **BRIAN MALBOEUF**, (a 0.5% undivided interest)

and

ERIC S. BREDAL and wife, **BRIDGET BREDAL** (a 0.5% undivided interest)

Mailing Address: 109 Stanley Farm Road, Kernersville, NC 27284

GRANTEES

STEVEN W. WHITCOMB and wife, **ALICE M. WHITCOMB**

Mailing Address & Subject Property: 454 Windsor Park Road, Kernersville, NC 27284

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.

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, 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 Kernersville Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property was the primary residence of the Grantor, Monte P. Bredal.

Prior deed found in Deed Book 3636 at Page 839 and Plat Book 30 at Page 199, Forsyth County Registry.

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 Grantors covenant with the Grantees, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

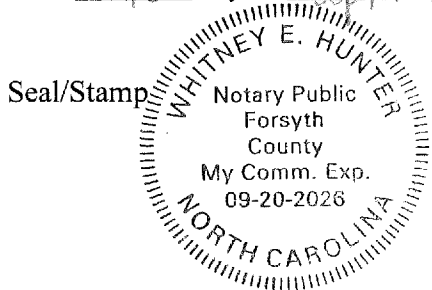
Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and seal this the day and year first above written.

Monte P. Bredal (SEAL)
MONTE P. BREDAL

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E Hunter a Notary Public in and for said State and County do hereby certify that the following individual, **MONTE P. BREDAL** personally appeared before me this day acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 10 day of September 2024.



Whitney E Hunter
Notary Public
My Commission Expires: 9/20/2026

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and seal this the day and year first above written.

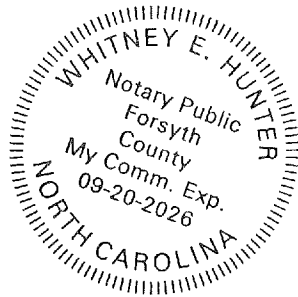
Monica A. Malboeuf (SEAL)
MONICA A. MALBOEUF

Brian Malboeuf (SEAL)
BRIAN MALBOEUF

NORTH CAROLINA, FORSYTH COUNTY


I, Whitney E Hunter a Notary Public in and for said State and County do hereby certify that the following individuals, **MONICA A. MALBOEUF** and husband, **BRIAN MALBOEUF** personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 10 day of September 2024.

Seal/Stamp



Whitney E Hunter
Notary Public
My Commission Expires: 9/20/2026

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and seal this the day and year first above written.

 (SEAL)
ERIC S. BREDAL

 (SEAL)
BRIDGET BREDAL

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E Hunter a Notary Public in and for said State and County do hereby certify that the following individuals, **ERIC S. BREDAL** and wife, **BRIDGET BREDAL** personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 10 day of September 2024.





Notary Public
My Commission Expires: 9/20/2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 14 of WINDSOR PARK, Section One, Revised, as shown on the plat of same as recorded In Plat Book 30 at page 199, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.