

2024033068 00106

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2960.00

PRESENTED & RECORDED
 09/30/2024 02:16:34 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3828
PG: 2894 - 2896

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2960.00

Parcel No. 6807-72-0957.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 245 Fox Lake Court Winston Salem, NC 27106

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 173, Greenbrier Farm, Phase III Section 2 PB 41, Pg 138 Forsyth County, North Carolina.

THIS DEED made this 30th day of September 2024, by and between

GRANTOR	GRANTEE
<p>Sam Katz, Trustee of the Sam Katz Revocable Trust Agreement as amended and restated December 18, 2017</p> <p>FORWARDING ADDRESS: 500 N Birch Road Fort Lauderdale, FL 33304</p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>Catrina Amelia Thompson and husband, Alonzo Thompson</p> <p>PROPERTY ADDRESS: <u>245 Fox Lake Court Winston Salem, NC 27106</u></p>

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 **Forsyth** County, North Carolina and more particularly described as follows:


See attached Exhibit "A"

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.

Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

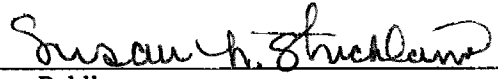
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Sam Katz, Trustee of the Sam Katz Revocable Trust Agreement as amended and restated December 18, 2017

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Sam Katz, Trustee of the Sam Katz Revocable Trust Agreement as amended and restated December 18, 2017, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 30th day of September 2024.



Notary Public

My commission expires:

8/20/2028

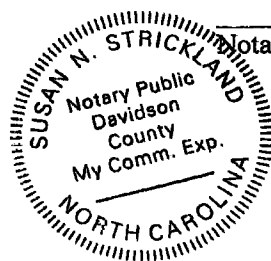


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 173, as shown on the plat of GREENBRIER FARM, PHASE III, SECTION 2, as recorded in Plat Book 41 at Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Being in all respects that certain lot and parcel of real property known informally as 245 Fox Lake Court, Winston Salem, North Carolina 27106.

See Deed Book 3383 at page 2998; Deed Book 3380 at page 1886; Deed book 3128 at Page 348; Deed Book 2409 at Page 1670, Office of the Register of deeds of Forsyth County.

Parcel ID Number 6807-72-0957.000 Forsyth County Tax Department