

2024034497 00125FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$900.00PRESENTED & RECORDED
10/10/2024 03:12:29 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3830****PG: 1864 - 1865**

Excise Tax: \$900.00

Tax Info: PIN 5882-64-3576.00

Mail deed & tax bills to: Grantee(s) @ 624 Barrocliff Road, Clemmons, NC 27012

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 280 of Clemmons West, Section 8-A

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 8 day of October, 2024 by and between

GRANTOR	GRANTEE
ALTON CHADWICK JONES, unmarried Grantor Address: 7426 Bullard Road Clemmons, NC 27012	RYAN MICHAEL CRAIG and spouse, JESSICA SUSANNA CRAIG Grantee Address: 624 Barrocliff Road Clemmons, NC 27012

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 280 as shown on the map of CLEMMONS WEST, SECTION 8-A, as recorded in Plat Book 27, Page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**


The property hereinabove described was acquired by Grantor by instrument recorded in Book 3704, Page 2307. A map showing the above described property is recorded in Plat Book 27, Page 115.

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: N/A


Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)



ALTON CHADWICK JONES (SEAL)

<p style="text-align: center;">SEAL-STAMP</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>A. GREGORY SCHELL NOTARY PUBLIC Forsyth County North Carolina My Commission Expires February 18, 2029</p> </div>	<p>State of North Carolina, County of Forsyth</p> <p>I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: ALTON CHADWICK JONES</p> <p>Date: <u>10/8/2024</u></p> <p style="text-align: center;"> _____</p> <p>Notary Public Name: A. Gregory Schell My commission expires: 2/18/2029</p>
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