

2024035633 00098

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
10/21/2024 01:06:54 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3831

PG: 3966 - 3967

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$540.00**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6808-50-7579.000**

Mail after recording to: Grantee at property address.

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 17 day of **OCTOBER 2024** by and between

GRANTOR

**MARK C. VOGLER AND WIFE, NICOLLE M. VOGLER
1105 MILL ST., PINNACLE, NC 27043**

GRANTEE

**JAY SIBAL AND GEORGETH P. LYVER
3915 AVERA AVE., WINSTON SALEM, NC 27106**

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 KNOWN AND DESIGNATED AS LOT NUMBER 4 AS SHOWN ON THE PLAT OF CEDAR FOREST ESTATES, SECTIONA 2, AS RECORDED IN PLAT BOOK 17, AT PAGE 29 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1859, Page 402, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 17, Page 29 and referenced within this instrument.

The above-described property does 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 2024 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.

[Signature] (SEAL)

MARK C. VOGLER

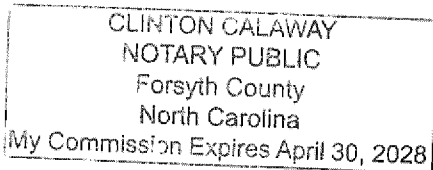
[Signature] (SEAL)

NICOLLE M. VOGLER

NORTH CAROLINA
Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **MARK C. VOGLER AND NICOLLE M. VOGLER**

Witness my hand and official stamp or seal, this the 17 day of October, 2024.



[Signature]
Notary Public
Print Notary Name: Clinton Calaway
My Commission Expires: 4/30/28