

**2024036196 00129**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$830.00**

PRESENTED & RECORDED  
10/24/2024 02:35:48 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3832**  
**PG: 3009 - 3010**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$830.00

Parcel Identifier No. 5882-71-2205.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot 240 Clemmons West Section 5

THIS DEED made this 23<sup>rd</sup> day of October, 2024, by and between

GRANTOR

GRANTEE

**James H. Cotton and wife, Diane E. Cotton**

**Bertrand H. Laurent and spouse, Julie E. Thormodsgaard**

**1746 Eastfall Street  
Kernersville, NC 27284**

**Property Address: 3680 Tanglebrook Trail  
Clemmons, NC 27012**

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 240 as shown on the map of Clemmons West, Section 5, as recorded in Plat Book 27 at Page 48 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

This property  is  is not the primary residence of one or more of the Grantors.

For back title, see Book 3659, Page 3905, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

*James H. Cotton* (SEAL)  
James H. Cotton

*Diane E. Cotton* (SEAL)  
Diane E. Cotton

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James H. Cotton and Diane E. Cotton.

Date: October 23, 2024

*Salem Kirkman*  
Notary Public

Salem Kirkman  
Print Name



My commission expires: 08/15/2028