

2024036399 00147

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$485.00
 PRESENTED & RECORDED
 10/25/2024 04:24:44 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3832
 PG: 4347 - 4350

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 485.00

Parcel Identifier No.: 6847-87-9639.000

Mail after recording to: Rahsaan George and Karen George, 405 Torey Pines Court, Winston-Salem, NC 27105

This instrument was prepared by: Carolina Property Law, 4112 Blue Ridge Road, Suite 200, Raleigh, NC 27612

Brief Description from the Index: Lot 18, Torey Pines, Phase II

THIS DEED made this 21st day of October, 2024, by and between

GRANTOR

Charles Winston Cooper, an unmarried person; and Jessie James Cooper, Jr., an unmarried person

P.O. Box 11234
Winston Salem, NC 27116**GRANTEE**

Rahsaan George, an unmarried person, and Karen George, an unmarried woman

405 Torey Pines Court
Winston-Salem, NC 27105

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3214, Page 1265, Forsyth County Registry. See also Forsyth County Estate File No. 20-E-2203.

A map showing the above described property is recorded in Plat Book 42, Page 30, and referenced within this instrument.

Submitted electronically by Gray Newell Thomas, LLP 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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



Charles Winston Cooper

Jessie James Cooper by Charles Winston Cooper as attorney in fact

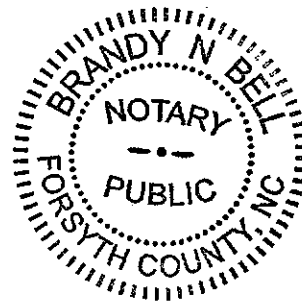
Jessie James Cooper by Charles Winston Cooper, as Attorney in Fact

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Brandy N Bell, Notary Public, do hereby certify that Charles Winston Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 21 day of October, 2024.

Brandy N Bell
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/13/2026



STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, the undersigned Notary Public for said County and State, do hereby certify that Charles Winston Cooper attorney-in-fact for Jessie James Cooper personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of the said Jessie James Cooper and this his authority to execute and acknowledge said instrument is contained in a power of attorney duly executed, acknowledged and recorded in the office of Register of Deeds in the County of Forsyth, State of North Carolina, and that this instrument was executed under and by the virtue of the authority given by said instrument granting him power of attorney.

WITNESS my hand and notarial seal on this day of 21 October, 2024.

Brandy N Bell
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/13/2026

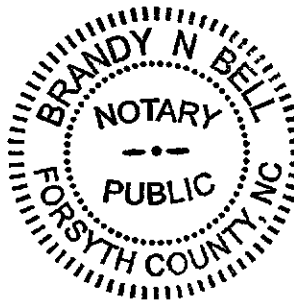


Exhibit "A"
Property Description

BEING KNOWN AND DESIGNATED AS Lot 18 of TOREY PINES, Phase II, as recorded in Plat Book 42, page 30, in the Office of the Register of Deeds of Forsyth County, NC.