

**2024037965 00100**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$612.00**

PRESENTED & RECORDED  
 11/07/2024 02:31:48 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3834**  
**PG: 4464 - 4465**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 612.00

Parcel Identifier No.: 6805-43-2123 (Block 3830, Lot 038)

Mail tax bills to Grantee: 4867 Tiffany Avenue, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 38, Country Club Hills, Map 3

THIS DEED made this 7 day of November, 2024 by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>CHELSEA BRADFORD (unmarried); and                      DUSTIN WESTBROOK (unmarried)</b></p> <p>Mailing Address:                      4904 Bay Harvest Court, Clemmons, NC 27012</p>	<p><b>MICHELLE KATHRYN CURTIN (unmarried)                      and, JAMES MICHAEL CURTIN (married)                      as joint tenants with right of survivorship</b></p> <p>Mailing Address:                      4867 Tiffany Avenue, Winston-Salem, NC 27104</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:

**Being known and designated** as Lot No. 38, as shown on a map of COUNTRY CLUB HILLS, MAP No. 3, as recorded in Plat Book 12, Page 194, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4867 Tiffany Avenue, Winston-Salem, NC 27104

**The property does include the primary residence of the Grantor.**

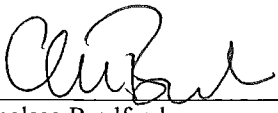
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3331, Page 154, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 12, Page 194.

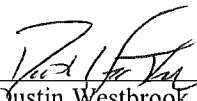
submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

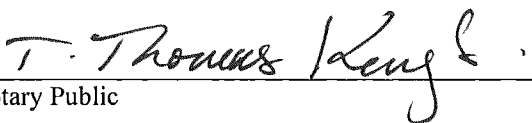
 (SEAL)  
Chelsea Bradford

 (SEAL)  
Dustin Westbrook

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 herein and in the capacity indicated: **Chelsea Bradford and Dustin Westbrook**

Date: 11/7/24

  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public

My Commission Expires: 9/27/27

