

2024038093 00087

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00
 PRESENTED & RECORDED
 11/08/2024 12:34:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3835
PG: 826 - 828

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. 6845-37-3636.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 2829 Old Greensboro Rd, Winston Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lots 125 & 126, Masten Park, PB 2, PG 19, Forsyth County, North Carolina

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

GRANTOR	GRANTEE
JACOB GREEN AND WIFE, REBECCA GREEN	MEGAN CRAWFORD, UNMARRIED
FORWARDING ADDRESS: <u>4024 SHADETREE DRIVE WINSTON SALEM, NC 27107</u>	PROPERTY ADDRESS: <u>2829 OLD GREENSBORO ROAD WINSTON SALEM, NC 27101</u>
PROPERTY ADDRESS IS _____ IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:

SEE EXHIBIT "A" ATTACHED HERETO

This is the same property as described in Book 3494, Page 4212, Forsyth County Registry.

Submitted electronically by "Heather Kiger Law PLLC"
 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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

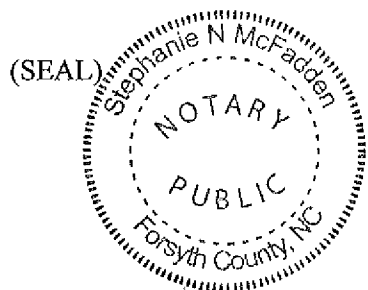
 (SEAL)
JACOB GREEN

 (SEAL)
REBECCA GREEN

State of NC – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **JACOB GREEN**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7 day of November, 2024.

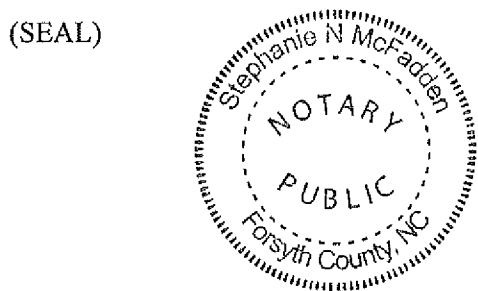


 Notary Public
My Commission Expires: 7/4/29

State of NC – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **REBECCA GREEN**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7 day of November, 2024.



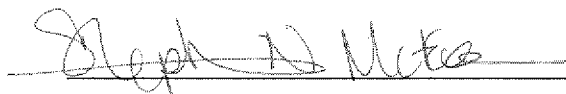
 Notary Public
My Commission Expires: 7/4/29

EXHIBIT "A"

Lying and being in Broadbay Township, east of the City of Winston-Salem, fronting 100 feet on the northwest side of Belews Creek Street and of that width extending back in a northwesterly direction 150 feet and being known and designated on the Plat of "Masten Park" property as Lots Nos. 125 and 126, and for the more particular description of said lot reference is hereby made to said plat recorded in Plat Book 2, Page 19, in the Office of the Register of Deeds of Forsyth County, North Carolina.