

2024038939 00113

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$940.00
 PRESENTED & RECORDED
 11/15/2024 12:34:11 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3836
PG: 984 - 986

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$940.00

Parcel Identifier Number: 5882-75-8062.000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Lot 522, Clemmons West, Section 12, PB 30-5

THIS DEED made this 13th day of NOVEMBER, 2024 by and between

GRANTOR	GRANTEE
<p>James R. Johnson and spouse, Sandra T. Johnson</p> <p><u>Forwarding Address:</u> 136 Loganberry Court Clemmons, NC 27012</p>	<p>Madhukar Reddy Suram, unmarried</p> <p><u>Property & Mailing Address:</u> 593 Barkworth Road Clemmons, NC 27012</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 the Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2123 Page 1162.

A map of the property conveyed is recorded at Plat Book 30 Page 5.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Coltrane & Overfield, 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:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

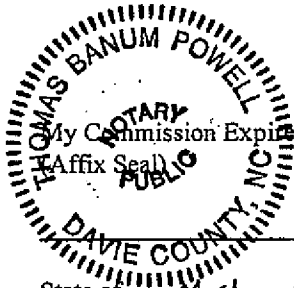
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James R. Johnson (SEAL)
James R. Johnson

Sandra T. Johnson (SEAL)
Sandra T. Johnson

State of North Carolina
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **James R. Johnson** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of November, 2024.

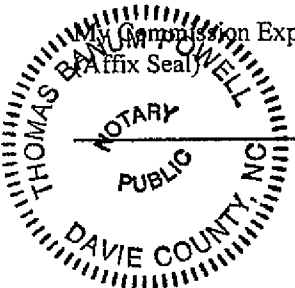


My Commission Expires: 02-11-2025

Thomas Banum Powell
Thomas Banum Powell Notary Public
Notary's Printed or Typed Name

State of North Carolina
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **Sandra T. Johnson** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of November, 2024.



My Commission Expires: 02-11-2025

Thomas Banum Powell
Thomas Banum Powell Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

BEING all of Lot 522, Clemmons West, Section 12, as per plat thereof recorded in Plat Book 30, at Page 5, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel #: 5882-75-8062.000

Property Address: 593 Barkworth Road, Clemmons, NC 27012