



**2024039269 00025**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$800.00**

PRESENTED & RECORDED:  
 11-19-2024 10:12:50 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3836**  
**PG: 2965-2966**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$800.00

Parcel Identifier No.: 5882-92-4807.00

Mail/Box to: Christopher Johnson, 6984 Bridgewood Road, Clemmons, NC 27012

*This instrument was prepared by: David T. Kasper, 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 115, Clemmons West, Section 4

THIS DEED made this 9 day of NOVEMBER, 20 24, by and between:

GRANTOR	GRANTEE
<p><b>D. Craig Coleman and wife, Lisa B. Coleman</b></p> <p>Forwarding address:                      222 East Jefferson Street, Unit# 1001                      Phoenix, AZ 85004</p>	<p><b>Christopher Johnson</b></p> <p>Buyer mailing address:                      6984 Bridgewood 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 115 as shown on the Map of Clemmons West, Section 4, recorded in Plat Book 27, Page 5 (3) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 2390, Page 2385, Forsyth County Registry.

Original to: 

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 of record, 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.

*[Handwritten signature of D. Craig Coleman]*

D. Craig Coleman

*[Handwritten signature of Lisa B. Coleman]*

Lisa B. Coleman

STATE OF Arizona

COUNTY OF Maricopa

I, Tatiana Martinez a Notary Public, do hereby certify that D. Craig Coleman and Lisa B. Coleman personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 9th day of November, 2024

*[Handwritten signature of Tatiana Martinez]*

Printed Name: Tatiana Martinez

My Commission Expires: 11/19/2027

