

**2024040121 00162**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1398.00**

PRESENTED &amp; RECORDED

11/25/2024 03:08:11 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3837****PG: 3520 - 3522**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,398.00

Tax Parcel Identification Number: 5882-79-4377.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert &amp; Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 4424 Woodlark Court, Clemmons, NC 27012

Property Address: 4424 Woodlark Court, Clemmons, NC 27012

Brief description for the Index: Lot 25, Meadowbrook (No. 2) Section of Forest Hills Estates

THIS DEED made this 25<sup>th</sup> day of November, 2024 by and between

## GRANTOR

Shannon Lee Jackson and spouse,  
 Toni Beth Jackson

211 Haywood Drive  
 Advance, NC 27006

## GRANTEE

Chad Matthew Bari and spouse,  
 Rachael Ann Bari

4424 Woodlark Court  
 Clemmons, NC 27012

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 County of **Forsyth**, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 3069 at Page 523, Forsyth County Registry.

THIS IS   X   OR IS NOT            THE GRANTOR'S PRIMARY RESIDENCE

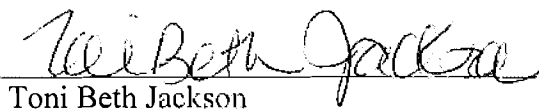
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 easements and restrictions of record, if any; and 2024 property taxes.

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



Shannon Lee Jackson

(SEAL)  (SEAL)

Toni Beth Jackson

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jamie B. Brown, a Notary Public of the County of Davidson and State of North Carolina, certify that Shannon Lee Jackson and spouse, Toni Beth Jackson, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 25<sup>th</sup> day of November, 2024.



Notary Public

Printed Name: Jamie B. Brown

My Commission Expires: 11/20/2028

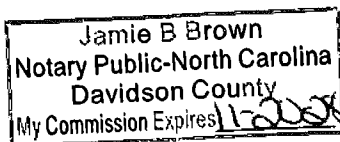


EXHIBIT "A"  
PROPERTY DESCRIPTION

Lying and being in Clemmons Township, Forsyth County, North Carolina, and BEING known and designated as Lot No. 25 in Block "L" as shown on Map of Meadowbrook (no.2) Section of Forest Hills Estates, plat of said property being made by Paul King, C.E., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 20, at Page 54, and to which map reference is hereby made for a more particular description. For further reference see Deed Recorded in Deed Book 913, Page 426.

Said property having an address of 4424 Woodlark Court, Clemmons, NC 27012.