

2024042506 00088FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED

12/16/2024 01:30:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3840

PG: 3801 - 3802

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. 6846-96-9211.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY, 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

NO TITLE SEARCH REQUESTED OR PERFORMEDTHIS DEED made this 11 day of DECEMBER 2024 by and between**GRANTOR****BRIAN S. WEST AND WIFE, ELIZABETH R. WEST
47 CRABTREE LANE, LEVITTOWN, NY 11756****GRANTEE****CARISA HOYLE, UNMARRIED
3817 CRUSADE DRIVE, WINSTON SALEM, NC 27101**

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 and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT 10, SILVER CHALICE, SECTION 2 AS RECORDED
IN THE OFFICE OF THE REGISTER OF DEEDS, IN PLAT BOOK 35, PAGE 142, FORSYTH
COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE
PARTICULAR DESCRIPTION.**All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3755, Page 3299, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 35, Page 142, and referenced within this instrument.

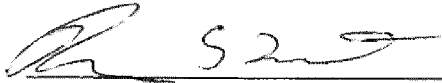
The above-described property ☐ does ☒ does not include the primary residence of the Grantor.Submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
BRIAN S. WEST

 (SEAL)
ELIZABETH R. WEST


STATE OF New York

COUNTY OF Nassau

I, Alia Creegan, A Notary Public of Nassau County, State of New York certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **BRIAN S. WEST AND ELIZABETH R. WEST.**

Witness my hand and official stamp or seal, this the 11 day of December, 2024.

Alia Creegan
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01CR6333958
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 12-07-2027


Notary Public
Print Notary Name: Alia Creegan
My Commission Expires: 12/7/2027