

2024043337 00202

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$906.00

PRESENTED & RECORDED
 12/20/2024 03:41:29 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3841
 PG: 4238 - 4239

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$906.00

Parcel Identifier No. 5892-17-1899.000 Verified by Forsyth County on the ____ day of _____, 2024
 By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq. NO TITLE SEARCH REQUESTED OR PERFORMED
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 47, Doublegate, Section One

THIS DEED made this 18 day of December, 2024, by and between

GRANTOR	GRANTEE
Brianna E. Berish and husband, Jeffrey W. Berish	Daryl Shaw
14207 SW Artesia Drive Port St Lucie, FL 34987	<u>Property Address:</u> 105 Doublegate 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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 47 as shown on the map of Doublegate, Section One recorded in Plat Book 37, Pages 77 and 78 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is the primary residence of one or more of the Grantors.

For back title, see Book 3438, Page 1237, Forsyth County Registry

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Brianna Berish (SEAL)
Brianna E. Berish

Jeffrey W. Berish (SEAL)
Jeffrey W. Berish

State of FLORIDA - County of Saint Louis

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brianna E. Berish and Jeffrey W. Berish.

Date: 12/18/2024

Joshua Mayberry
Notary Public

Joshua Mayberry
Print Name

My commission expires: 10/02/2026

