

2025002283 00078

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED
 01/24/2025 01:05:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3845
 PG: 3257 - 3259

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.

GENERAL WARRANTY DEEDExcise Tax: **\$510.00**

Tax Parcel ID No. 6869-33-5904.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, 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: _____

THIS DEED, made this the 23 day of January, 2025 by and between

GRANTOR:**Gifford Realty LLC**

whose mailing address is 3121 Robinhood Road, Winston-Salem, NC 27106
 (herein referred to collectively as **Grantor**) and

GRANTEE: **Jacob Woods, Unmarried**

whose mailing address is 4891 Oak Branch Ln., Walkertown, NC 27051
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3807 Page 887, and being reflected on plat(s) recorded in Map/Plat Book 32, page/slide 25.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Gifford Realty LLC

By: *Ryan Samuel Gifford* (SEAL)
 Print/Type Name & Title: Ryan Samuel Gifford, President

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina
 County of Davidson

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

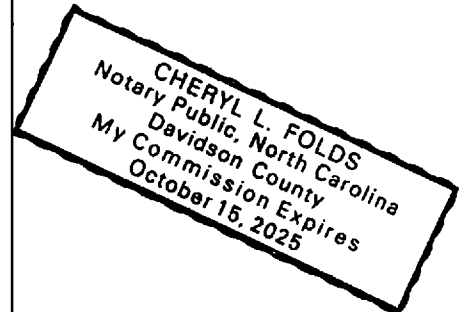
Ryan Samuel Gifford, President of Gifford Realty LLC

_____ [insert name(s) of principal(s)].

Date: 1-23-2025

Cheryl L. Folds Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10-15-2025



State of _____
 County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

_____ Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit "A"
Property of Jacob Woods, a single man
4891 Oak Branch Lane

BEING KNOWN AND DESIGNATED as Lots Numbers 91, 92 and 93, as shown on the Map of R. DON CAIN PROPERTY, PHASE ONE, as recorded in Plat Book 32, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3807, Page 887, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6869-33-5904.000 on the Forsyth County Tax Maps.