

2025011643 00208

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$633.00

PRESENTED & RECORDED
 04/10/2025 04:31:45 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3857
PG: 2188 - 2189

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$633.00

Parcel Identifier No. 6856-15-3882

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 2 day of April, 2025, by and between

GRANTOR

Linda Thorning (Single)

21890 E. Cherrywood Drive
 Queen Creek, AZ ~~58142~~ 85142

GRANTEE

Harold Miller

150 Glasmere Court
 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 13 of Silver Chalice Village, as shown on the plat recorded in Plat Book 40, Page 43, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3392 page 522.

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

A map showing the above described property is recorded in Plat Book 40 page 43.

Submitted electronically by "Moss Woods 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, other than the following exceptions:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

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

Linda Thorning (SEAL)
Linda Thorning

____ (SEAL)

State of Arizona

County of Maricopa

I, *Aban Boman*, a Notary Public of the above state and county, certify that Linda Thorning personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

April 2nd, 2025
Date

Aban Boman
Notary Public

My Commission Expires:

02/03/2027

