

2025013391 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1252.00

PRESENTED & RECORDED
 04/24/2025 03:01:31 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3859
PG: 3259 - 3261

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,252.00

Parcel Identifier No. 5884-12-8794.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 9069 Lasater Rd, Clemmons, NC 27012

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes & bounds, Forsyth County, North Carolina.

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

GRANTOR	GRANTEE
HARRISON TAYLOR BRIGGS and spouse, TANNER NICOLE BRIGGS	RAYMOND LANDERS and wife, JUDY LANDERS
FORWARDING ADDRESS: <u>7386 N NC HIGHWAY 150</u> <u>LEXINGTON, NC 27295</u>	PROPERTY ADDRESS: <u>9069 LASATER ROAD</u> <u>CLEMMONS, NC 27012</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"


Submitted electronically by "Heather Kiger 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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

 (SEAL)
HARRISON TAYLOR BRIGGS

 (SEAL)
TANNER NICOLE BRIGGS

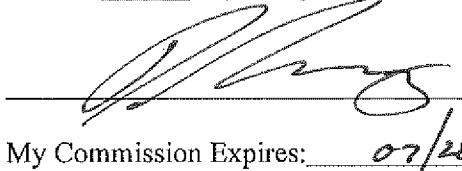
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **HARRISON TAYLOR BRIGGS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of April, 2025.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

 Notary Public
My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **TANNER NICOLE BRIGGS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 21 day of April, 2025.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

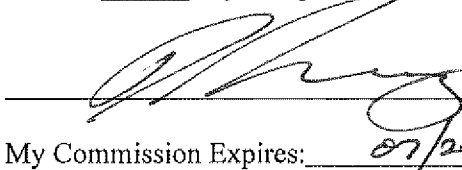
 Notary Public
My Commission Expires: 07/28/2027

EXHIBIT "A"

BEGINNING at a point in the eastern side of Lasater Road, which said point lies South 5° 56' West 298.34 feet from an old iron in the eastern side of Lasater Road which marks a southwestern corner of the property of E. L. Sapp (See Deed Book 950, page 228); from said beginning point South 85° 59' East 1,383.96 feet to an old iron on the bank of a creek; thence South 57° 35' West 582.8 feet along the creek as it meanders to an iron on the bank; thence North 86° 37' 40" West 926.66 feet to an old iron in the eastern side of Lasater Road; thence along the eastern side of Lasater Road North 5° 56' East 336.66 feet to the point and place of Beginning, containing 9.27 acres, more or less.

The herein-described tract is as shown on a survey by Joseph Bennett, Registered Land Surveyor, dated March 5, 1979.