

2025015087 00027

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$3548.00

PRESENTED & RECORDED
 05/07/2025 10:03:57 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3862
PG: 61 - 62

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,548.00

Parcel Identifier No.: 6816-60-4964.000 (Block 6385, Lot 013)

Mail tax bills to Grantee: 1159 Preserve Point Drive, Winter Park, FL 32789

This instrument was prepared by: T. Thomas Kangur, Jr., 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: Lot 13, Reynolds Square

THIS DEED made this 5th day of May, 2025 by and between,

GRANTOR	GRANTEE
BARBARA S. SIFFORD (unmarried) Mailing Address:	THOMAS E. RILEY and wife, MARY CATHERINE RILEY Mailing Address: 1159 Preserve Point Drive, Winter Park, FL 32789

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:

Being known and designated as Lot 13, as shown on the plat of REYNOLDS SQUARE, as recorded in Plat Book 42, Page 83, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2972 Reynolds Square, Winston-Salem, NC 27106

The property does not include the primary residence of the Grantor.

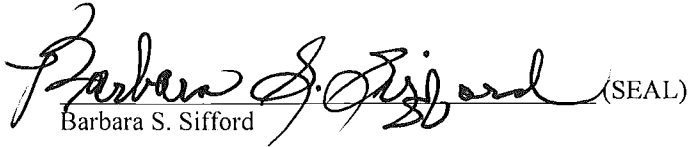
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2111, Page 3408, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 42, Page 83.

Submitted electronically by "Kangur & Porter, LLP"
 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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

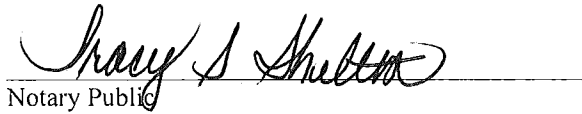
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Barbara S. Sifford

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Barbara S. Sifford.**

Date: 5/5/2025


Notary Public

TRACY S. Shelton
printed or typed name of notary public

My Commission Expires: 5/4/2026

