

2020002657 00106

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$430.00
 PRESENTED & RECORDED
 01/21/2020 11:34:36 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3503**PG: 3980 - 3981**

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$430.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **5876-70-5048.000**Property Address: **8036 DEVEROW COURT, LEWISVILLE, NC 27023.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 16 day of January, 2020 by and between

GRANTOR

ANTHONY LUALDI AND WIFE,
 MARGARET OTOOLE LUALDI

172 HANGING ROCK VILLAS #422
 SEVEN DEVILS, NC 28604

GRANTEE

RAYMOND JOSPEH COURCHESNE AND WIFE,
 LORI A. COURCHESNE
 AND MYRNA G. MILLER, UNMARRIED

2497 CORNATZER ROAD
 ADVANCE, NC 27006

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 29 AS SHOWN ON THE MAP OF SHALLOWFORD FOREST, SECTION FOUR, AS RECORDED IN PLAT BOOK 26, PAGE 114, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3220, Page 4168, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 114, and referenced within this instrument.

The above described property does include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

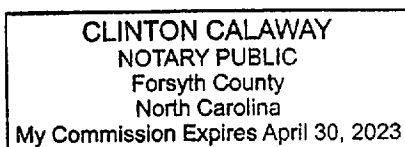
Anthony Lualdi (SEAL)
ANTHONY LUALDI

Margaret O Toole Lualdi (SEAL)
MARGARET O TOOLE LUALDI

STATE OF *NC*
COUNTY OF *Forsyth*

I, *Clinton Calaway*, A Notary Public of *NC* County, State of *NC* certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **ANTHONY LUALDI AND MARGARET O TOOLE LUALDI**

Witness my hand and official stamp or seal, this the *16* day of *January*, 20*20*.



Clinton Calaway
Notary Public
Print Notary Name: *Clinton Calaway*
My Commission Expires: *4/30/23*