

2022053334 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$616.00

PRESENTED & RECORDED
 12/01/2022 02:28:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3730
PG: 3961 - 3962

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$616.00

Parcel Identifier No. 6812-81-8145

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

By: _____

Mail/Box to: Grantee at: 390 Quick Silver Dr, Winston Salem, NC 27127

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: Lot 50, Map of Border Creek, Revised, PB 49, PG 174, Forsyth County, North Carolina

THIS DEED made this 1 day of DECEMBER, 2022, by and between

GRANTOR	GRANTEE
ROBYN SHORE AND HUSBAND, RAY SHORE	MICHAEL B. RIDENOUR AND WIFE, SUSAN MARIE RIDENOUR
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>504 RICKS DRIVE</u> <u>WINSTON SALEM, NC 27103</u>	<u>390 QUICK SILVER DRIVE</u> <u>WINSTON SALEM, NC 27127</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:


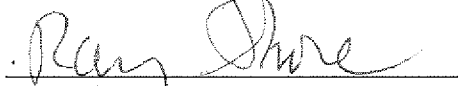
BEING KNOWN AND DESIGNATED as Lot 50, as shown on the Map of Border Creek, Revised, recorded in Plat Book 49, page 174, 175, 176 and 177, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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 2022 and subsequent years.

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

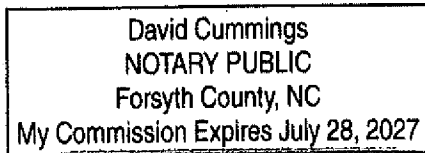
 (SEAL)
ROBYN SHORE
 (SEAL)
RAY SHORE

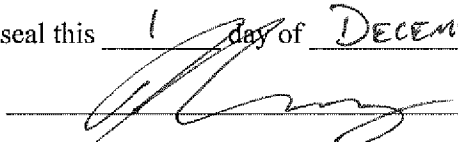
State of NORTH CAROLINA
 County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **ROBYN SHORE**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 1 day of DECEMBER, 2022.

SEAL



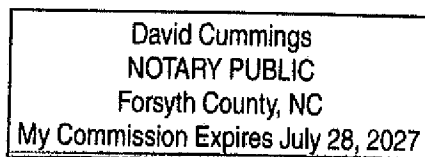
 Notary Public
 My Commission Expires: 07/28/2027

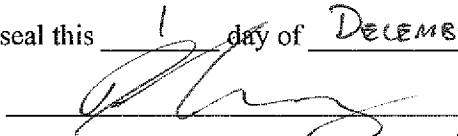
State of NORTH CAROLINA
 County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **RAY SHORE**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 1 day of DECEMBER, 2022.

SEAL



 Notary Public
 My Commission Expires: 07/28/2027