

2022053338 00145

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/01/2022 02:39:04 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3730
 PG: 3989 - 3991

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Tax Parcel Identification Number: Part of 5897-81-5158

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantees: 145 Harper Ridge Road, Clemmons, NC 27012

Property Address: 2480 Spicewood Drive, Winston-Salem, NC 27106

Brief description for the Index: See Exhibit A

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

GRANTOR

Steven Thomas Atherton and wife,
Jill King Atherton

GRANTEE

Steven Thomas Atherton and wife,
Jill King Atherton

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 1018 Page 340 Forsyth County Registry.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS ____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2022 property taxes.

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

Steven Thomas Atherton (SEAL) Jill King Atherton (SEAL)
Steven Thomas Atherton Jill King Atherton

STATE OF N.C.

COUNTY OF Forsyth

I, Emily A. Zimmerman, a Notary Public for the County of Davidson and State of N.C., do hereby certify that Steven Thomas Atherton and Jill King Atherton either being personally known to me or proven by satisfactory evidence (said evidence being IO.), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

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

Notary Public

Name: Emily A. Zimmerman

My Commission Expires: July 27, 2026

Emily A. Zimmerman
NOTARY PUBLIC
Davidson County
North Carolina
My Commission Expires July 27, 2026

Exhibit A

BEING KNOWN AND DESIGNATED as New Lot 2 as shown on a plat entitled “# 2022109 Minor Subdivision prepared for Jill Atherton” recorded in Plat Book 76, Page 119, Forsyth County Registry, North Carolina.