

2022053372 00179

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$444.00

PRESENTED & RECORDED
 12/01/2022 03:54:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3730
PG: 4160 - 4161

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$444..00

Parcel Identifier No. 6868-85-6963.000

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

By: _____

Mail/Box to: Grantee at: 5205 Bienard Ct, Walkertown, NC 27051

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 30, Roxbury Estates, Section 4, PB 33, PG 38, Forsyth County, North Carolina

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

GRANTOR	GRANTEE
JACOB A. CLAFFEE AND WIFE SARAH CLAFFEE	KATELYN GULLETT SINGLE
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>1040 TOBACCO ROAD KING, NC 27021</u>	<u>5205 BIENARD COURT WALKERTOWN, NC 27051</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> 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 No. 30 as shown on the Map of Roxbury Estates, Section Four, as recorded in Plat Book 33, Page 38, in the Office of the Register of Deeds of Forsyth County, North Carolina.


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.

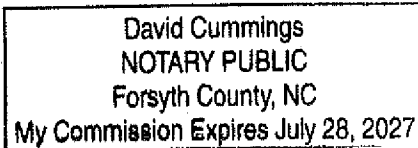
 (SEAL)
JACOB A. CLAFFEE


 (SEAL)
SARAH CLAFFEE

State of NORTH CAROLINA
County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of the County and State aforesaid mentioned, certify that **JACOB A. CLAFFEE**, 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.

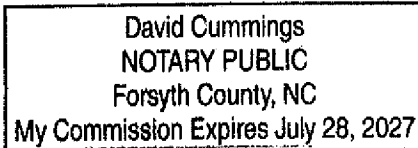
SEAL 


 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 **SARAH CLAFFEE**, 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