

**2022053376 00183**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$712.00**

PRESENTED & RECORDED  
 12/01/2022 03:59:18 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3730**  
**PG: 4193 - 4194**

# **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 712.00

Parcel Identifier No. 5892-02-9301.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Mail/Box to: Grantee: 6900 Bridgewood Rd., Clemmons, NC 27012

This instrument was prepared by: *David T. Kasper, 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 101 Clemmons West, Sec 4

THIS DEED made this 30 day of November, 2022, by and between

## **GRANTOR**

Stephanie Gentry (single)

## **GRANTEE**

Jonathan Joseph Nigito and wife, Elena M. Nigito

Property: 6900 Bridgewood Road, Clemmons, NC 27012

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 101 of Clemmons West, Section Four, as recorded in Plat Book 27, at page 5 (3 sheets), in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3515, Page 453.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 27, page 5.

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:

**Easements and Restrictions or record, if any, and current years Ad Valorem Taxes.**

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

\_\_\_\_\_  
(Entity Name) Stephanie Gentry (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)

State of NC - County of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **Stephanie Gentry** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of November, 2022.

My Commission Expires: 11/21/2027  
(Affix Seal)

Melanie J. Snow  
Melanie J. Snow Notary Public  
Notary's Printed or Typed Name

