

2021032668 00184

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$330.00

PRESENTED & RECORDED

06/18/2021 02:52:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3618**PG: 4232 - 4234****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$330.00****Tax Parcel Identification Number: 6829-75-1287.000**

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: 780 Shellhabour Blvd., Rural Hall, NC 27045

Property Address: 780 Shellhabour Blvd., Rural Hall, NC 27045

Brief description for the Index: Lot 44, Temora Lake Estates, Section 2

THIS DEED made this 18th day of June, 2021 by and between

GRANTOR

**SHARON SPRY MABE and husband,
SAMUEL WAYNE MABE**

**807 Shellhabour Blvd.
Rural Hall, NC 27045**

GRANTEE

PAUL QUESENBERRY, single

**780 Shellhabour Blvd.
Rural Hall, NC 27045**

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.

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.

For back title reference, see the deed recorded in Book 3405 Page 982 Forsyth County Registry.

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 2021 property taxes.

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

Sharon Spry Mabe
SHARON SPRY MABE

(SEAL)

Samuel Wayne Mabe
SAMUEL WAYNE MABE

(SEAL)

STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Sharon Spry Mabe and husband, Samuel Wayne Mabe either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), 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 18th day of June, 2021.

Notary Public

Name:

My Commission Expires:

Carla M Dry

March 12, 2023

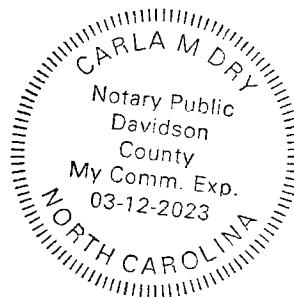


EXHIBIT A

780 Shellhabour Boulevard, Rural Hall, NC 27045 - Parcel ID: 6829-75-1287.00

Being known and designated as Lot 44, as shown on the recorded plat entitled Temora Lake Estates, Section 2, recorded in Plat Book 25, Page 170; in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

Being the same property described at Deed Book 3049, Page 3788 and Deed Book 1280, Page 010, F.C.R. See also Forsyth County Clerk of Court Estate File 11 E 567 (Carol M. Whitaker) and Special Proceedings File 12 SP 081 (Court Order for Possession of Custody and Control to Executrix, Kristine L. Whitaker).