

2021032690 00206

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$810.00
 PRESENTED & RECORDED
 06/18/2021 03:44:41 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3618**PG: 4408 - 4409****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$810.00

Parcel Identifier No. 5883-28-5302.00

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

By: _____

Mail/Box to: Grantee at: 2020 Rossmore Rd Clemmons, NC 27012

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 for the Index: Lot 8, PB 39 PG 158, Waterford

THIS DEED made this 3 day of _____ June _____, 2021, by and between

GRANTOR	GRANTEE
<p data-bbox="237 1161 792 1228">BRADLEY J. SHERROD and wife, ANJENETTE M. CLINTON SHERROD</p> <p data-bbox="237 1339 792 1404">PROPERTY ADDRESS IS _____ IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p data-bbox="902 1161 1390 1228">ERIC HARTLE and wife, JACLYN HARTLE</p> <p data-bbox="984 1266 1308 1373">PROPERTY ADDRESS: <u>2020 Rossmore Road</u> <u>Clemmons, NC 27012</u></p>

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 8 as shown on the Map of Waterford, Section 4, Phase Three, which map is recorded in Plat Book 39, Page 158, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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.

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.

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 2021 and subsequent years.

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

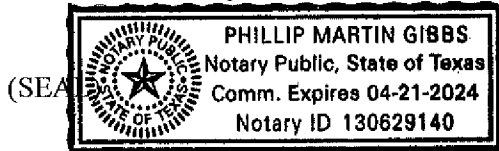
Bradley Sherrod (SEAL)
BRADLEY J. SHERROD

Anjenette M. Clinton Sherrod (SEAL)
ANJENETTE M. CLINTON SHERROD

State of TEXAS – County of BEXAR

I, PHILLIP MARTIN GIBBS, a Notary Public of BEXAR County, State of TEXAS, certify that **BRADLEY J. SHERROD** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 3rd day of JUNE, 2021.

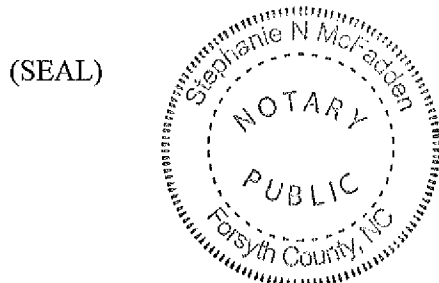


[Signature] Notary Public
My Commission Expires: 04-21-2024

State of NC – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **ANJENETTE M. CLINTON SHERROD** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 17th day of June, 2021.



[Signature] Notary Public
My Commission Expires: July 4, 2024