

2021032701 00217

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1700.00

PRESENTED & RECORDED

06/18/2021 03:53:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3618

PG: 4480 - 4482

GENERAL WARRANTY DEEDExcise Tax: **\$1700.00**

Tax Parcel ID No. **5896-51-8375.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, 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 104, Brookberry Farm Single Family Homes, Phase 1 (Page 1 of 5)**

THIS DEED, made this the ____ day of _____, 20____, by and between

GRANTOR: **David N. Lush and wife, Lori W. Lush**
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: **Alton G. Sutter and spouse, Alina Sutter**
 whose mailing address is **5484 Brookberry Farm Road, Winston-Salem, NC 27106**
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2932, Page 2279-2280, and being reflected on plat(s) recorded in Map/Plat Book 49, page/slide 77-81.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____
Print/Type Name & Title: _____

David N. Lush (SEAL)
David N. Lush

By: _____
Print/Type Name & Title: _____

Lori W. Lush (SEAL)
Lori W. Lush

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

State of Kentucky
County of Franklin

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

David N. Lush and Lori W. Lush

[insert name(s) of principal(s)].

Date: 06/14/21

Laura Hughes
Laura Hughes Notary Public
Notary's Printed or Typed Name

My Commission Expires:
09/19/2024



KYNPI3783

State of Kentucky
County of Franklin

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

David N. Lush

Lori W. Lush

[insert name(s) of principal(s)].

Date: 06/14/21

Laura Hughes
Laura Hughes Notary Public
Notary's Printed or Typed Name

My Commission Expires:
09/19/2024



KYNPI3783

Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 104, as shown on a map entitled BROOKBERRYFARM SINGLE FAMILY HOMES, PHASE 1, MAP 1 (PAGE 1 OF 5), and recorded in Plat Book 49 at Pages 77 through 81 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.