

2021032721 00237FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$480.00**

PRESENTED & RECORDED

06/18/2021 04:45:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3619**PG: 128 - 129****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$480.00****Parcel Identifier No. 6819-29-1391.00 Verified by _____ County on the ____ day of _____, 20****By: _____****Mail/Box to: _____***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 139, Chandler Pointe Subdivision, Phase 2A****THIS DEED made this 16 day of June, 2021, by and between****GRANTOR****Lynn M. Priddy, unmarried****GRANTEE****Irvin O'Brian Fields and wife
Shameka Jene Fields****Property Address: 2320 Whisperwood Street
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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 139, CHANDLER POINTE SUBDIVISION, PHASE 2A, per plat and survey thereof recorded in Plat Book 65, Page 102, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3339 Page 1263.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.Submitted electronically by "Kasper & Payne, P.A."
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 of 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.

Lynn M. Priddy (SEAL)
Lynn M. Priddy

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Lynn M. Priddy, Unmarried, 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 16 day of June, 2021.

My Commission Expires: 11/21/2022
(Affix Seal)

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

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.