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ASSISTANT-GB  
BY: SHEIKA WASHINGTON

2022027362  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$300.00

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **300**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 25 day of April 2022 by and between

**GRANTOR**

Bonnie Jensen (widow)  
111 Seedling Mill Ct  
Grand Island, NE 68801

**GRANTEE**

Rodney Sidney Donathan and  
Logan Donathan  
Mailing Address:  
5302 Randleman Rd  
Greensboro, NC 27406

Property Address: 5546 Randleman Rd, Randleman, NC 27317

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 and more particularly described as follows:

BEING all of Lot 3, Property of Mrs. C.V. Gamble as shown on the plat recorded in Plat Book 34, Page 69, Guilford County Registry.

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7354, Page 18, Guilford County Registry.

A map showing the above-described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, and referenced within this instrument.

The above-described property  does  does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & Restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME) Bonnie Jensen (SEAL)

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of Nebraska : County of Hall

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: Bonnie Jensen.

Witness my hand and official stamp or seal, this the 25 day of April 2022.

My Commission Expires: April 24, 2024

Darren Sanchez  
Notary Public  
Print Notary Name: Darren Sanchez

