

2018022568 00083
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$518.00
PRESENTED & RECORDED
06/15/2018 11:40:06 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY
BK: RE 3410
PG: 345 - 346

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$518.00

Parcel Identifier No. 5882-44-9681.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: David T. Kasper

Brief description for the Index: Lot 356 Clemmons West, Sec 8

THIS DEED made this 14th day of June, 2018, by and between

GRANTOR	GRANTEE
Thomas J. Kenny and wife, Sharon L. Kenny 6346 Bryson Drive, SW Ocean Isle Beach, NC 28469	George Anderson Payne, Jr. and wife, Nicole Bradley Payne PO Box 687 Clemmons, NC 27012

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 of that certain lot, parcel of land or condominium unit situated in Clemmonsville Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 356 as shown on the Plat of Clemmons West, Section 8 as recorded in Plat Book 27, page 159 (2) 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.

Property address: 3482 Tanglebrook Trail, Clemmons, NC 27012

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3233, page 1772.

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 27, page 159(2).

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

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

Thomas J. Kenny (SEAL)
 Thomas J. Kenny

Sharon L. Kenny (SEAL)
 Sharon L. Kenny

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Thomas J. Kenny and wife, Sharon L. Kenny 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 14 day of June, 2018.

My Commission Expires: 7/17/2021
(Affix Seal)

Debra Secord
Debra Secord Notary Public
 Notary's Printed or Typed Name

