

**2018024555 00110**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$152.00**

PRESENTED &amp; RECORDED

06/28/2018 12:53:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

**BK: RE 3412****PG: 1738 - 1747**Mail deed and tax bills to Grantee: **121 Huckabee Circle, Winston-Salem, NC 27105**Prepared by: N. Alan Bennett (Thomas and Bennett)  
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$152.00

Brief description: **Lot 10, Gladstone Courts**

## GENERAL WARRANTY DEED

THIS DEED made this 20th day of June, 2018, by and between:

## GRANTOR:

**JOANN WEST HORTON (unmarried)**  
**RANDY B. COOK (unmarried)**  
**DAVID L. COOK and wife,**  
**KAREN COOK**  
**MELVA JEAN COOK-WILLIAMS**  
**(aka Melva C. Williams) and husband,**  
**RANDY WILLIAMS**  
**TAMARA NICOLE HUMPHREY, Guardian of the Estate**  
**of MARK SPENCER HARTGROVE (a minor)**  
**HEATHER H. PERKINS and husband,**  
**DAVID PERKINS**  
**TRACY T. WESTON and husband,**  
**BRENT WESTON**

Grantor address:  
 c/o JoAnn West Horton  
 718 Devon Court  
 Winston-Salem, NC 27104

## GRANTEE:

**JOHN P. PENNINGTON**

Grantee address:  
 121 Huckabee Circle  
 Winston-Salem, NC 27105

The property conveyed does not include the primary residence of the Grantor.

## 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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **121 Huckabee Circle, Winston-Salem, NC 27105**

Submitted electronically by "Thomas and Bennett"  
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

JoAnn West Horton by Pamela Denise Horton, her Attorney-In-Fact (Seal)  
**JoAnn West Horton (unmarried) by Pamela Denise Horton, her Attorney-In-Fact**

North Carolina, Forsyth County

I certify that **Pamela Denise Horton** Attorney-in-fact for **JoAnn West Horton**, personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **JoAnn West Horton**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in **Book 3244, Page 602, Forsyth County Registry**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **JoAnn West Horton** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said **JoAnn West Horton**. I do further certify that I am not a party to the attached instrument.

June 22nd, 2018

Place notary seal below this line:

Deborah F. Powell  
 Notary Public

Print/Type Name: Deborah F. Powell

My Commission Expires: 12-14-2020

DEBORAH F. POWELL  
 Notary Public - North Carolina  
 Forsyth County

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

*Randy B. Cook* (Seal)  
 Randy B. Cook (unmarried)

North Carolina, *Forsyth* County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Randy B. Cook**

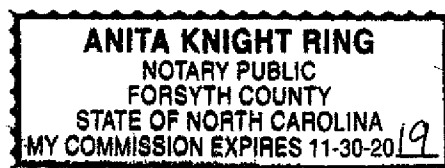
June *25*, 2018

Place notary seal below this line:

*Anita Knight Ring*  
 Notary Public

Print/Type Name: *Anita Knight Ring*

My Commission Expires: *Nov 30, 2019*



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

David L. Cook (Seal)  
David L. Cook

Karen Cook (Seal)  
Karen Cook

North Carolina, New Hanover County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**David L. Cook and Karen Cook**

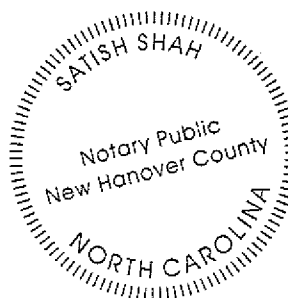
June 26<sup>th</sup>, 2018

Place notary seal below this line:

[Signature]  
Notary Public

Print/Type Name: Satish Shah

My Commission Expires: 9-1-2019



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Melva Jean Cook-Williams (Seal)  
Melva Jean Cook-Williams (aka Melva C. Williams)

Randy Williams (Seal)  
Randy Williams

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Melva Jean Cook-Williams and Randy Williams**

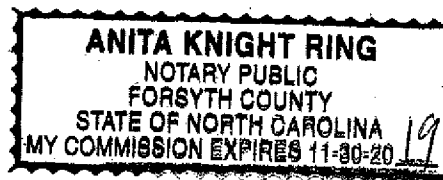
June 25, 2018

Place notary seal below this line:

Anita Knight Ring  
Notary Public

Print/Type Name: Anita Knight Ring

My Commission Expires: Nov. 30, 2019



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, Tamara Nicole Humphrey, Guardian of the Estate of Mark Spencer Hartgrove (a minor) does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as Guardian of the Estate of Mark Spencer Hartgrove (a minor), insofar as it is her duty to do so by virtue of her office as Guardian, but not further. Furthermore, this property is subject to the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Tamara Nicole Humphrey, guardian of the Estate of Mark Spencer Hartgrove (Seal)  
**Tamara Nicole Humphrey, Guardian of the Estate of Mark Spencer Hartgrove (a minor)**

North Carolina, Brunswick County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Tamara Nicole Humphrey**

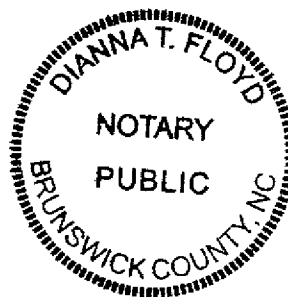
June 26, 2018

Place notary seal below this line:

Dianna T. Floyd  
 Notary Public

Print/Type Name: Dianna T Floyd

My Commission Expires: 11/16/18



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

*Heather H. Perkins*

(Seal)

Heather H. Perkins

*David Perkins*

(Seal)

David Perkins

North Carolina, Forsythe County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Heather H. Perkins and David Perkins**

June 26, 2018

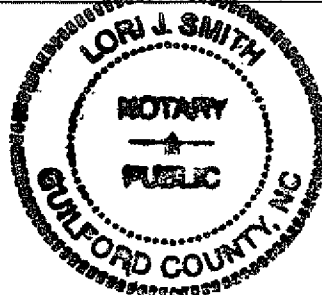
Place notary seal below this line:

*Lori J. Smith*

Notary Public

Print/Type Name: Lori J. Smith

My Commission Expires: 8/10/2018



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Tracy T. Weston (Seal)  
Tracy T. Weston

Brent Weston (Seal)  
Brent Weston

Arizona, Maricopa County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Tracy T. Weston and Brent Weston**

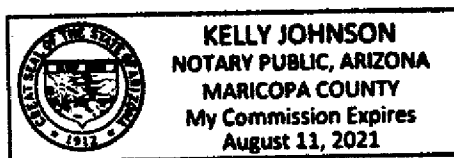
June 20, 2018

Place notary seal below this line:

Kelly Johnson  
Notary Public

Print/Type Name: Kelly Johnson

My Commission Expires: 8/11/2021





**EXHIBIT A**  
**(Page 1 of 2 Pages)**

**John P. Pennington**  
**Lot 10, Gladstone Courts**  
**121 Huckabee Circle**

**Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 10 of Gladstone Courts**, a map and plat of which is recorded in **Plat Book 17, Page 183** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 837, Page 20 and Book 1928, Page 240, Forsyth County Registry and is designated as Tax PIN 6838-02-7762.00 (Block 3029, Lot 010) on the Forsyth County tax maps.

**Title History:**

Lota Sutphin Warren (widow) acquired this property by deed recorded January 15, 1962 in Deed Book 837, Page 20, Forsyth County Registry. Lota S. Warren conveyed this property to her three (3) daughters: Joann West Horton, Jean West Hartgrove and Judy Lynn Timothy, subject to a life estate retained by Lota S. Warren, by Deed recorded December 11, 1996 in Book 1928, Page 240, Forsyth County Registry.

Note: Lota S. Warren (aka Lota Sutton Warren) died March 17, 2009.

**Title History for the one-third (1/3) ownership of Joann West Horton:**

Joann West Horton is alive and is the owner of a one-third (1/3) interest in this property.

**Title History for the one-third (1/3) ownership of Jean West Hartgrove:**

Jean West Hartgrove (aka Jean Elizabeth West Hartgrove) died testate on June 9, 2004 in Forsyth County, North Carolina. Her Estate was administered through the Forsyth County Clerk of Court in CSC File # 04-E-1232. The Will of Jean W. Hartgrove devised this property to her children: Randy B. Cook; David L. Cook; Melva C. Williams; John Mark Hartgrove, Jr. and Heather H. Perkins.

All of the children of Jean West Hartgrove are still alive except for John Mark Hartgrove, Jr.

John Mark Hartgrove, Jr. died intestate on September 17, 2007 in Davidson County, North Carolina. His Estate was administered through the Davidson County Clerk of Court in CSC File # 07-E-1068. The sole heir of John Mark Hartgrove, Jr. was his son, Mark Spencer Hartgrove.

Mark Spencer Hartgrove is a minor and his mother, Tamara Nicole Humphrey, qualified as the Guardian of the Estate of Mark Spencer Hartgrove, a minor, in Brunswick County CSC File # 17-E-964. An "Order to Sell Minors Real Property at Private Sale" was filed in Brunswick County Clerk of Court CSC File # 17-SP-351. A "Petition to Sell Minors Real Property at Private Sale" was filed in Forsyth County Clerk of Court in CSC File # 17-SP-1138 and an "Order of Confirmation of Private Sale" was entered on April 30, 2018 authorizing the sale of Mark Spencer Hartgrove's interest in this property to John Pennington and further authorized Tamara Nicole Humphrey, Guardian of the Estate of Mark Spencer Hartgrove, to execute a good and sufficient deed for this property.

**EXHIBIT A**  
**(Page 2 of 2 Pages)**

**Title History for the one-third (1/3) ownership of Judy Lynn Timothy:**

Judy Lynn Timothy (aka Lynn Timothy) died intestate on October 21, 2008 in Maricopa County, Arizona. There was no estate administration. The sole heir of Judy Lynn Timothy was her daughter, Tracy T. Weston.

**The current owners (and ownership interest) is as follows:**

Joann West Horton (1/3 = 5/15)  
Randy B. Cook (1/15)  
David L. Cook (1/15)  
Melva C. Williams (1/15)  
Mark Spencer Hartgrove (1/15)  
Heather H. Perkins (1/15)  
Tracy T. Weston (1/3 = 5/15)