

**2019007904 00075**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$448.00**

PRESENTED &amp; RECORDED

03/07/2019 12:47:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3449****PG: 139 - 140****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$448.00

Parcel Identifier No.: 6865-70-6767.00 (Block 5641E, Lot 055)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 5095 Lake Garden Court, Kernersville, NC 27284

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 55, Sedge Lake Garden

THIS DEED made this 7th day of March, 2019, by and between,

GRANTOR	GRANTEE
<p data-bbox="168 1117 781 1184"><b>RACHEL S. GRENNIER (unmarried); and, MARLENE M. AMMONS (unmarried)</b></p> <p data-bbox="380 1211 568 1241">Mailing Address:</p>	<p data-bbox="1045 1117 1295 1184"><b>AMY CHAPMAN (unmarried)</b></p> <p data-bbox="1078 1211 1265 1241">Mailing Address:</p> <p data-bbox="906 1241 1438 1270">5095 Lake Garden Court, Kernersville, NC 27284</p>

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 situated in Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated** as Lot 55 of SEDGE LAKE GARDEN, SECTION 3, as recorded in Plat Book 36, Page 29, in the office of the Register of Deeds of Forsyth County, North Carolina, reference being thereto for a more particular description.

Property Address: 5095 Lake Garden Court, Kernersville, NC 27284

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3371, Page 3964, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 36, Page 29.

submitted electronically by "Kangur & Porter, LLP"  
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

*Rachel S. Grennier* (SEAL)  
Rachel S. Grennier

*Marlene M. Ammons* (SEAL)  
Marlene M. Ammons

State of North Carolina, County of Forsyth

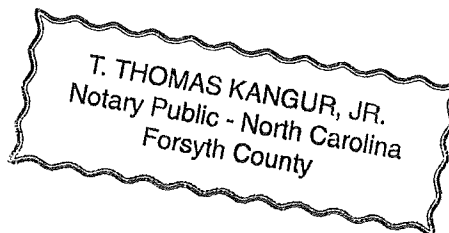
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Rachel S. Grennier**

Date: 3/7/19

*T. Thomas Kangur, Jr.*  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public

My Commission Expires: 6/12/22



State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Marlene M. Ammons.**

Date: 3/7/19

*T. Thomas Kangur, Jr.*  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public

My Commission Expires: 6/12/22

