

**2019020390 00081**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$281.00**

PRESENTED &amp; RECORDED

05/31/2019 11:48:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3463****PG: 883 - 884****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$281.00

Parcel Identifier No. 6808-69-0638.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: \_\_\_\_\_

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**Brief description for the Index: Lot 27, Six Acre Ct, PB 17, PG 92, Forsyth, N.C.THIS DEED made this 31st day of May, 2019, by and between

GRANTOR	GRANTEE
<b>CAROLYN C. PENDERGRAFT, formerly known as CAROLYN A. COLLINS and husband, LARRY PENDERGRAFT</b>	<b>TAYLOR PATRICK MCCLAIN and wife, SUMMER CHUNN MCCLAIN</b>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	PROPERTY ADDRESS: <b><u>2320 Amelia Rd</u></b> <b><u>Pfafftown, NC 27040</u></b>

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 **FORSYTH** County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 27, SIX ACRE COURT, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 17, PAGE 92, IN THE OFFICE OF THE REGISTER OF DEEDS  
OF FORSYTH COUNTY, NC**

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.

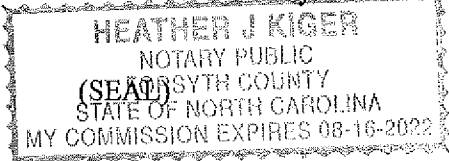
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

Larry Pendergraft (SEAL)  
**LARRY PENDERGRAFT**  
Carolyn C. Pendergraft (SEAL)  
**CAROLYN C. PENDERGRAFT**

State of North Carolina - County of Forsyth  
 I, Heather J. Kiger, a Notary Public of Forsyth County, State of North Carolina, certify that **Larry Pendergraft** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

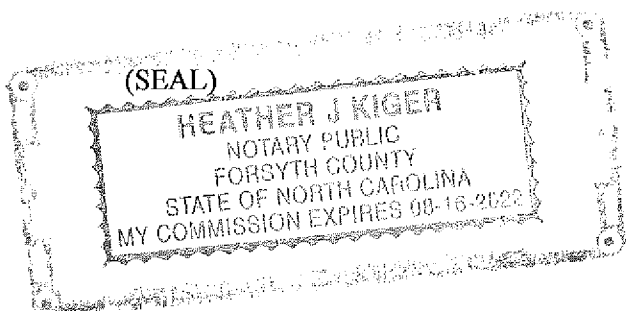
Witness my hand and Notarial stamp or seal this 31 day of May, 2019.



[Signature] Notary Public  
 My Commission Expires: 8-16-22

State of North Carolina - County of Forsyth  
 I, Heather J. Kiger, a Notary Public of Forsyth County, State of North Carolina, certify that **Carolyn C. Pendergraft** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 31 day of May, 2019.



[Signature] Notary Public  
 My Commission Expires: 8-16-22