

2019020390 00081

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$281.00
PRESENTED & 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 |
|---|---|
| <p>CAROLYN C. PENDERGRAFT, formerly known as CAROLYN A. COLLINS and husband, LARRY PENDERGRAFT</p> <p>PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p> | <p>TAYLOR PATRICK MCCLAIN and wife, SUMMER CHUNN MCCLAIN</p> <p>PROPERTY ADDRESS: <u>2320 Amelia Rd</u> <u>Pfafftown, NC 27040</u></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 **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

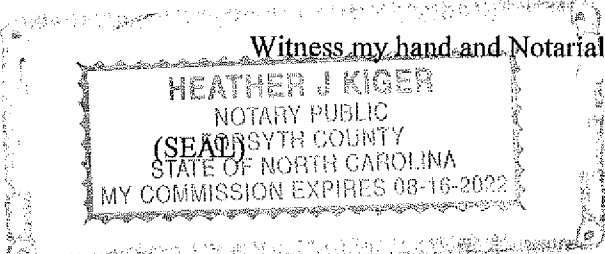
Carolyn C. Pendergraft (SEAL)

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.



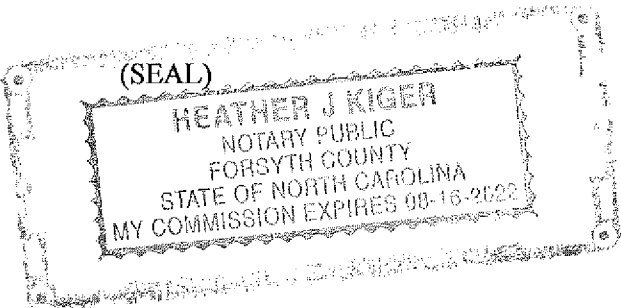
[Signature] Notary Public

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