

2019021094 00089

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/05/2019 01:43:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SYLVIA TILLEY
DPTY

**BK: RE 3464
PG: 511 - 513**

NORTH CAROLINA GENERAL WARRANTY DEED

SUBMITTED ELECTRONICALLY BY A. L. COLLINS, PLLC IN COMPLIANCE WITH NORTH CAROLINA
STATUTES GOVERNING RECORDABLE DOCUMENTS AND THE TERMS OF THE SUBMITTER
AGREEMENT WITH THE FORSYTH COUNTY REGISTER OF DEEDS.

Excise Tax: \$ 0.00

Block & Lot: LO019 BL 2122

Parcel Identifier No. 6886-56-5326.00

Block & Lot: LO017 BL 2122

Parcel Identifier No. 6886-56-5401.00

Mail all future tax bills to: GRANTEE

Mail after recording to: A. L. Collins 430 W Mountain St Kernersville NC 27284

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

THIS DEED made this 5 day of June, 2019 by and between

GRANTOR

ELDRIDGE LEE SCOTT, SR., Widower

Mailing Address: 121 Park Drive, Kernersville, NC 27284

GRANTEES

ELDRIDGE LEE SCOTT, SR., Widower

and PENNY MARIE SCOTT, Single

as Joint Right of Survivorship

Mailing Address & Subject Property: 121 Park Drive, Kernersville, NC 27284

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.

The purpose of this deed is for the Grantors to convey all of their interest in the Subject Property unto the Grantees and to create a joint right of survivorship among the Grantees.

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 Kernersville, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property is the primary residence of the Grantor.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Eldridge Lee Scott (SEAL)
ELDRIDGE LEE SCOTT, SR., Grantor

NORTH CAROLINA Forsyth COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ELDRIDGE LEE SCOTT, SR.**, Grantor. Witness my hand and official stamp or seal, this the 5 day of June, 2019.

My Commission Expires: 9/20/2021

Whitney E. Hunter
Notary Public
Print Notary Name: Whitney E. Hunter

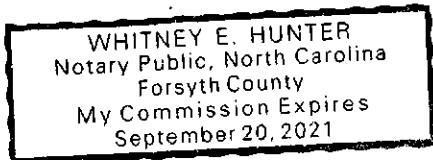


EXHIBIT A

BEING ALL OF LOT NOS. 17, 18, 19 and 20 inclusive of the Birdie H. Parks property, surveyed by W. O. Doggett, Jr. Surveyor, November 22nd, 1926 and shown on Blue Pint Map of same. Recorded in Plat Book No. 6 at Page 75(2) of Forsyth County Registry, and also known as lots of the same numbers of the Forsyth County Tax Map Block 2122 to which Map reference is hereby made for a more particular description of the same.

Prior Deed Book 1160 at Page 1286 dated November 21st, 1975, Forsyth County Registry.