

2019030610 00053FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$560.00**

PRESENTED & RECORDED

08/05/2019 11:29:01 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3474**PG: 4110 - 4111****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

\$560.00

Parcel Identifier No. 5882-74-2018.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 5th day of August, 2019, by and betweenGRANTOR
P. JORDAN ENTERPRISES, LLC
4901 AUTUMNWOOD COURT
CLEMMONS, NC 27012GRANTEE
SCOTT PORTMAN and spouse,
SHEA PORTMAN
606 RAVENHILL COURT
CLEMMONS, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of CLEMMONS, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 35, AS SHOWN ON THE MAP OF CLEMMONS WEST, SECTION THREE, AS RECORDED IN PLAT BOOK 26, PAGE 156(2), IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3401 page 4059.All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 26 page 156(2).

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:

Restrictive covenants recorded in BOOK 1221, PAGE 1470, and BOOK 1255, PAGE 1353, FORSYTH County Registry.
Easements and Restrictions of record.

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

P. JORDAN ENTERPRISES, LLC (SEAL)
By: Patrick J. Jordan (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Patrick J. Jordan, Manager Print/Type Name: _____ (SEAL)
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of FORSYTH
I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that
Patrick J. Jordan personally came before me this day and acknowledged that
he is the _____ Manager of P. JORDAN ENTERPRISES, LLC, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 5th day of August, 2019.

My Commission Expires: 8/14/27 Notary Public
(Affix Seal) Notary's Printed or Typed Name Graydon H. Ellis

