

**2019032416 00138**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$344.00**

PRESENTED &amp; RECORDED

08/16/2019 01:24:24 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3477****PG: 19 - 20**Mail deed and tax bills to Grantee: **123 Covington Cove Court, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)  
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$344.00

Brief description: **Lot 17, McConnell II, Building 3**

## GENERAL WARRANTY DEED

THIS DEED made this 13th day of August, 2019, by and between:

GRANTOR:  <b>MARK ALLAN GORTON (unmarried)</b>  Grantor address: 1000 Oakcrest Street, Apt. 305 Iowa City, IA 52246	GRANTEE:  <b>PAMELA RENEE PAYNE</b>  Grantee address: 123 Covington Cove Court Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

## 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 KNOWN AND DESIGNATED as **Lot 17 of McConnell II, Building 3**, a map and plat of which is recorded in **Plat Book 68, Page 74**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This is the same property as described in Book 3422, Page 1814, Forsyth County Registry and is designated as Tax PIN 6876-93-3337.00 (Block 5436F, Lot 017) on the Forsyth County tax maps.

Property Address: **123 Covington Cove Court, Kernersville, NC 27284**

Submitted electronically by "Thomas and Bennett"  
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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Mark Allen Gorton (unmarried) by Mark Stewart Klunk as his (Seal)  
Mark Allan Gorton (unmarried) by Mark Stewart Klunk as his Agent/Attorney in Fact *Agent/Attorney in fact*

North Carolina, Guilford County

I certify that Mark Stewart Klunk, Agent/Attorney-in-fact for Mark Allen Gorton, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mark Allen Gorton, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 3476, Page 4104, Forsyth County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Mark Stewart Klunk acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Mark Allen Gorton. I do further certify that I am not a party to the attached instrument.

August 13<sup>th</sup>, 2019

Place notary seal below this line:

Heather Spain Nix  
Notary Public  
Print/Type Name: Heather Spain Nix  
My Commission Expires: June 27, 2024

