

2019051324 00138FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$58.00PRESENTED & RECORDED
12/20/2019 01:15:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY**BK: RE 3499**
PG: 2849 - 2850Mail deed and tax bills to Grantee: **1942 Cartwright Drive, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$58.00

Brief description: **Lot 42, Bonanza Hills**

GENERAL WARRANTY DEED

THIS DEED made this 20th day of December, 2019, by and between:

GRANTOR: DAVID SHAHL and wife, PATRICIA S. STAHL Grantor address: 308 Jefferson St., Apt A Kernersville, NC 27284	GRANTEE: KENNETH RICHARD HOWARD and wife, RHONDA SUE HOWARD Grantee address: 1942 Cartwright Drive Kernersville, NC 27284
The property conveyed does 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 42 of Bonanza Hills**, a map and plat of which is recorded in **Plat Book 22, Page 162** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 3146, Page 2037, Forsyth County Registry and is designated as Tax PIN 6878-96-6812.00 (Block 5250, Lot 042) on the Forsyth County tax maps.

Property Address: **1942 Cartwright Drive, 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.

(Seal)

David Stahl

(Seal)

Patricia S. Stahl

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

David Stahl and Patricia S. Stahl

December 20, 2019

Place notary seal below this line:

Notary Public - Sonya R. Turner-Sledge

My Commission Expires: May 29, 2022

