



2020008074 00120

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX

\$150.00

PRESENTED &amp; RECORDED:

02-27-2020 12:42:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPT

BK: RE 3510

PG: 697-698

Original To: Bobby Key

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 150.00

 This property   X   is        is not the Grantor's  
 primary residence.

Tax Map No.

Parcel Identifier No. 6837777835 &amp; 6837775874

Mail after recording to: Grantee

This instrument was prepared by: Michael R. Bennett, Atty. NO TITLE SEARCH OR CLOSING PERFORMED

 THIS DEED made this 26<sup>th</sup> day of February, 2020 by and between

## GRANTOR

Ann Key Gore, a/k/a Ann Key (unmarried)

## GRANTEE

Kenny Lee Manring and Jessica Marie Samayoa

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

Being the property described in BK 1426, PG 92, and BK 1708, PG 1583, Forsyth County Registry, save and except any and all out conveyances of record there may be.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1426, Page 92, and Book 1708, PG 1583, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book   , Page   , and referenced within this instrument.

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 and restrictions of record, if any. 2020 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

*Ann Key Gore*  
*by Bobby Key - agent* (Seal)  
 Ann Key Gore, a/k/a Ann Key by and through her Agent,  
 Bobby Key

NORTH CAROLINA, STOKES COUNTY

I, a Notary Public, do hereby certify that Bobby Key, agent for Ann Key, a/k/a Ann Key Gore, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Ann Key, a/k/a Ann Key Gore, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Book 3509, Page 2564, and that this instrument was executed under and by virtue of the authority given by said instrument to him. I do hereby certify that the said agent acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Ann Key, a/k/a Ann Key Gore.

Witness my hand and notarial seal this 26<sup>th</sup> day of February, 2020.

My Commission Expires: 8/28/2022

*Meredith Soetermans*  
 Notary Public

Print Notary Name: Meredith Soetermans

**MEREDITH SOETERMANS**  
 Notary Public  
 Surry County, NC