

2020023829 00042

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$120.00

PRESENTED & RECORDED

06/12/2020 08:30:23 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3530

PG: 1482 - 1483

North Carolina General Warranty Deed

Excise Tax: \$120.00

Mail/Box to: 179

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: Lots 22,23,24 of Perry Property

THIS DEED made this 11 day of May, 2020, by and between:

GRANTOR

**Kenneth E. Gough and
Dean LaGrange, married**

GRANTEE

Lawrence Keith Hilton

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

Tract 1

BEING KNOWN AND DESIGNATED as Lots 22, 23, and 24 of the Perry Property located on the road from Winston-Salem to Walkertown and platted by Atlantic Coast Realty Company and recorded in Plat Book 2, Page 99, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2

submitted electronically by "Mark J Chiarello"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING a strip of land 30 feet in width and lying immediately behind and contiguous to Lots 22, 23, and 24 of the Perry Property platted by Atlantic Coast Realty Company and recorded in Plat Book 2, Page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina and extending the breadths of said lots 22, 23, and 24 to a distance of 152.4 feet more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2265, Page 1031.

This property is NOT the primary residence of the Grantor. (N.C.G.S. §105-317.2)

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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever with the exception of the following items:

All valid and enforceable easements, restrictions, rights of way of public record, matters of zoning.

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

Kenneth E. Gough
Kenneth E. Gough

Dean LaGrange
Dean LaGrange

Georgia
State of ~~North Carolina~~ - County of Walton.

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kenneth E. Gough and Dean LaGrange**, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 16th day of May, 2020

Donna Lewis
My Commission expires: 8-20-2022

