

2020056576 00067FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$366.00

PRESENTED & RECORDED

12/11/2020 10:54:45 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3572**PG: 2089 - 2090****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$366.00**Parcel Identifier Number: **6887-96-7576,000**Mail/Box to: **Grantee**This instrument was prepared by: Wyatt Early Harris Wheeler LLP 1912 Eastchester Dr. Suite 400, High Point NC 27265Brief description for the Index: Lot 3, Bethel ForestTHIS DEED made this 11th day of December 2020, by and between:**GRANTOR****JOSEPH WADE STEWART and spouse,
HEATHER MICHELLE STEWART***Forwarding Address:*1477 Jimmie Bullins Road
Walnut Cove, NC 27052**GRANTEE****BEVERLY KNOTT PATTERSON***Property Address:*2675 Colchester Drive
Kernersville, NC 27284

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:**Being all of Lot 3 as shown on the Map of Bethel Forest as recorded in Plat Book 25, Page 194, Forsyth County Register of Deeds.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3319, Page 2804.

All or a portion of the property herein conveyed ☒ includes OR ☐ does not include the primary residence of a Grantor.Submitted electronically by "Wyatt Early Harris Wheeler LLP"
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, other than the following exceptions: All rights of way, easements and enforceable restrictions, if any, of record.

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

Joseph Wade Stewart (SEAL)
JOSEPH WADE STEWART

Heather Michelle Stewart (SEAL)
HEATHER MICHELLE STEWART

STATE OF North Carolina

COUNTY OF Guilford

I, Kristin S. Crowe, a Notary Public of Guilford county and State above, certify that **JOSEPH WADE STEWART** and **HEATHER MICHELLE STEWART** before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

DATE: 12/11/2020

(OFFICIAL SEAL)

Kristin S. Crowe
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/21/23

