

**2020059001 00034**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$596.00**

PRESENTED & RECORDED  
12/23/2020 08:29:58 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE  
DPTY

**BK: RE 3575**  
**PG: 3669 - 3671**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: \$ *596.00*

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **5892-04-1368**

Mailing Address: **150 NOTTIDGE CT., CLEMMONS, NC 27012.**

Mail after recording to: Grantee at mailing address.

This instrument was prepared by: **CLINT CALAWAY**, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this *18* day of *December*, 2020 by and between

**GRANTOR**

ROBERT PRESCOTT LARSON, TRUSTEE, OR HIS SUCCESSORS IN TRUST,  
UNDER THE CARL R. AND JEAN W. LARSON IRREVOCABLE TRUST DATED MAY 19, 2017 AND,  
CARL R. LARSON AND WIFE, JEAN W. LARSON  
5416 QUARTZ AVE.  
CLEMMONS, NC 27012

**GRANTEE**

KIMBERLY JEAN EGGERS AND,  
ROGER DONALD HAVERLOCK  
150 NOTTIDGE CT.  
CLEMMONS, NC 27012

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 and more particularly described as follows:

submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED AS LOT NO. 40 AS SHOWN ON MAP NUMBER 1 OF 2 OF SECTION ONE OF CLEMMONS WEST AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 125 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3351, Page 1908, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 25, Page 125, and referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Robert Prescott Larson (SEAL)  
ROBERT PRESCOTT LARSON, TRUSTEE

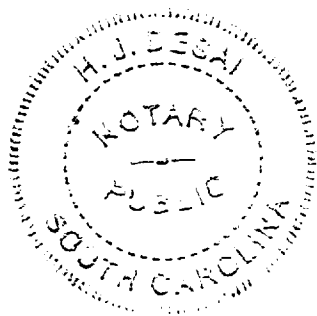
Carl R. Larson (SEAL)  
CARL R. LARSON

Jean W. Larson (SEAL)  
JEAN W. LARSON

STATE OF S. Carolina  
COUNTY OF Lancaster

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **ROBERT PRESCOTT LARSON, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE CARL R. AND JEAN W. LARSON IRREVOCABLE TRUST DATED MAY 19, 2017**

Witness my hand and official stamp or seal, this the 18<sup>th</sup> day of December, 2020.



H. J. Desai  
Notary Public

Print Notary Name: H. J. DESAI


My Commission Expires: 20<sup>th</sup> Sept 2022

NORTH CAROLINA  
WATAUGA COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CARL R. LARSON AND WIFE, JEAN W. LARSON**

Witness my hand and official stamp or seal, this the 27 day of December, 2020.

CLINTON CALAWAY  
NOTARY PUBLIC  
Forth County  
North Carolina  
My Commission Expires April 30, 2023

  
\_\_\_\_\_  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: 4/30/23