

2021025407 00217

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED
05/13/2021 04:32:03 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3609
PG: 2710 - 2712

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 530.00

Parcel Identifier No. 6808-58-2884.000 Verified by Forsyth County on the ___ day of _____, 2021

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot Numbers 3B and 3C, Property of Mrs. Erma Kap Perry and Tract Main Street

THIS DEED made this 12th day of May, 2021, by and between

GRANTOR

GRANTEE

Todd E. Plummer and wife, Wendy W. Plummer

Brent M. Watson and wife, Kristy L. Watson

Property Address: 5650 Main Street
Pfafftown, NC 27040

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is is not the primary residence of one or more of the Grantors.

For back title, see Book 3384, Page 4134, Forsyth County Registry

Submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Todd E. Plummer (SEAL)
Todd E. Plummer

Wendy W. Plummer (SEAL)
Wendy W. Plummer

State of North Carolina - County of Forsyth

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: Todd E. Plummer and Wendy W. Plummer.

Date: May 12th, 2021

Cassidy J. Miller
Notary Public

CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2022

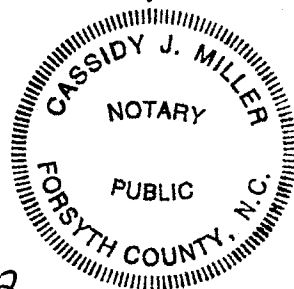


Exhibit A**EXHIBIT A**

BEING KNOWN AND DESIGNATED as Lot Numbers 3B and 3C as shown on the plat of property of Mrs. Erma Kapp Perry, as recorded in Plat Book 23, page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said map is hereby made for a more definite and particular description.

TRACT II

BEGINNING at an iron stake in the Western edge of the right-of-way of the Bethania-Tobaccoville Road, said iron stake being South $17^{\circ} 02'$ West, 100 feet from the Northeastern corner of the 2.21 acre tract purchased by Ruth Catherine Kapp as shown in Deed recorded in Book 498, page 332, Forsyth County Registry, and said beginning point also being the Southeastern corner of Lot 3E, Block 4849, as shown on the Forsyth County Tax Maps; thence South $17^{\circ} 02'$ West a distance of 122.55 feet to a point in the Western edge of the right-of-way of said road; thence continuing along said right-of-way South $18^{\circ} 25'$ West a distance of 27.45 feet; thence North $69^{\circ} 24'$ West a distance of 139.72 feet to a point; thence North $20^{\circ} 12'$ East a distance of 150 feet to a point and iron, the Southwestern corner of said Lot 3E; thence along the South line of said Lot 3D South $69^{\circ} 17'$ East a distance of 132.1 feet to the BEGINNING; and being known as Lot 3D, Block 4849, as shown on the Forsyth County Tax Maps.

SAVE AND EXCEPT a parcel of land 15 feet in width contiguous with the Northern boundary of above-described parcel as same was conveyed to EKW Associates by Deed recorded in Record Book 1147 at page 1479, Forsyth County Registry.