

2021032029 00075

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00
 PRESENTED & RECORDED
 06/16/2021 09:39:03 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3618
PG: 501 - 503

Mail deed and tax bills to Grantee: **4397 Hollow Hill Road, Kernersville, NC 27284**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$150.00

Brief description: **Lot 2, Knight/Pfaff property**

GENERAL WARRANTY DEED

THIS DEED made this 15th day of June, 2021, by and between:

<p>GRANTOR:</p> <p>PERRY KNIGHT (unmarried/widower)</p> <p>Grantor address: 638 Spring Street Walnut Cove, NC 27052</p>	<p>GRANTEE:</p> <p>PENDRY PROPERTIES LLC, a North Carolina limited liability company</p> <p>Grantee address: 4397 Hollow Hill Road Kernersville, NC 27284</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **140 Knight Acres Lane, Walkertown, NC 27051**

Submitted electronically by "Thomas and Bennett"
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Perry Knight (Seal)
Perry Knight (unmarried/widower)

North Carolina, Forsyth County

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:

Perry Knight

June 15, 2021

Place notary seal below this line:

Marjorie S. McLaughlin
Notary Public - Marjorie S. McLaughlin
My Commission Expires: February 12, 2025

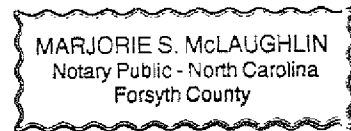


EXHIBIT A

**Pendry Properties LLC
New Lot 2, Knight/Pfaff property
140 Knight Acres Lane**

Property Description:

BEING KNOWN AND DESIGNATED as **New Lot 2 of Perry Knight and Patsy Pfaff property**, a map and plat of which is recorded in **Plat Book 68, Page 61** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith all of the property described in the deed recorded in Book 3426, Page 766, Forsyth County Registry.

This is the same property as described in Book 3426, Page 766, Forsyth County Registry and is designated as Tax PIN 6868-78-1471.00 (Block 5172, Lot 112B) on the Forsyth County tax maps.

There is conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements referenced and/or described in Deed Book 979, Page 89; Book 1173, Page 499; Book 1838, Page 2349; Book 1844, Page 3101 and Book 3322, Page 2764, Forsyth County Registry. Furthermore, this property is subject to the Driveway Use Agreement recorded in Book 1838, Page 2355 and the Driveway Maintenance Agreement recorded in Book 1838, Page 2352, Forsyth County Registry.