

2021033038 00309

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$370.00
PRESENTED & RECORDED
06/21/2021 04:30:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3619
PG: 1827 - 1828

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 370.00
Parcel Identifier No. 6887-96-7576.000

Mail/Box to: Grantee

This instrument was prepared by Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement. File 21133366

Brief Description for the Index: LOT 3 BETHEL FOREST

THIS DEED made this 18 day of June, 2021 by and between

GRANTOR	GRANTEE
<i>Beverly Knott Patterson, unmarried</i> <i>Mailing Address: 2675 Colchester Drive Kernersville, NC 27284</i>	<i>Vernon Locklear and spouse, Jennifer Marie Locklear</i> <i>Property and Mailing Address: 2675 Colchester Dr Kernersville, NC 27284</i>

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 the City of Kernersville, 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 Book 3572 Page 2089.

A map showing the above described property is recorded in Plat Book 25. Page 194.

All or a portion of the property herein conveyed X includes or does not include primary residence of a Grantor.

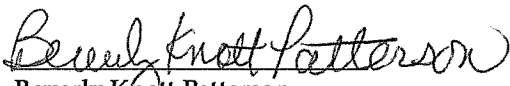
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in FEE SIMPLE.

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, other than the following exceptions:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

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

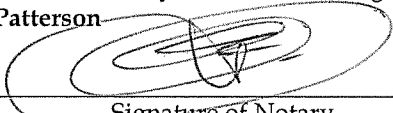
Title Insurance Company:
Amrock


Beverly Knott Patterson

STATE OF North Carolina
COUNTY OF Guilford

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: **Beverly Knott Patterson**

Date: June 18, 2021



Signature of Notary

Tatia D Schmidt Notary Public
Print Notary Name

My Commission Expires: July 8, 2023

