

2021061825 00004

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
11/12/2021 08:04:46 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3654
PG: 4086 - 4090

True & Certified

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 5883-87-7208

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.
Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 14, Village Club, Section One, PB 37 PG 147

THIS DEED made the 10 day of NOVEMBER, 2021, by and between

GRANTOR	GRANTEE
<p>Charles W. Dort and wife, Sherry L. Dort</p> <p>Grantor Address: 130 Village Club Lane Clemmons, NC 27012</p>	<p>TKG Investments Remodeling & Sales LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 185 Village Haven Circle Clemmons, NC 27012</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2739, Page 108, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Sherry L. Dort (SEAL)
Sherry L. Dort

STATE OF NC

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Sherry L. Dort personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 10th day of NOV, 2021.

Priscilla Surratt

PRISCILLA SURRATT Notary Public

My commission expires: 11-21-2023

Priscilla Surratt
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires November 21, 2023

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

Charles W. Dort (SEAL)
Charles W. Dort

STATE OF NC

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Charles W. Dort personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 10th day of NOV, 2021.

Priscilla Surratt

PRISCILLA SURRATT Notary Public

My commission expires: 11.21.2023

**Priscilla Surratt
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires November 21, 2023**

Exhibit "A"

**Property of TKG Investments Remodeling & Sales LLC
a North Carolina Limited Liability Company
185 Village Haven Circle**

BEING KNOWN AND DESIGNATED as Lot 14, VILLAGE CLUB, SECTION ONE, as recorded in Plat Book 37 at Page 147, in the Office of the Register of Deeds Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property is subject to the Restrictive Covenants as recorded in Deed Book 1840, Page 3650, and modified in Deed Book 1868, Page 1684 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 2739, Page 108, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5883-87-7208 on the Forsyth County Tax Maps.