

2022027483 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$670.00

PRESENTED & RECORDED
 06/09/2022 01:01:07 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3700

PG: 1037 - 1038

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 670.00

Parcel Identifier No.: 6857-88-8269 (Block 3243, Lot 110C)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2510 Henley Lane, Walkertown, NC 27051

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot No. 3, HENLEY GENERAL CONTRACTORS, LLC

THIS DEED made this 9th day of June, 2022 by and between,

GRANTOR	GRANTEE
HENLEY GENERAL CONTRACTORS, LLC a North Carolina limited liability company Mailing Address: 4834 Swain Lane, Walkertown, NC 27051-9640	LARRY WALTER BARTLETT, III and wife, ASHLEY N. BARTLETT Mailing Address: 2510 Henley Lane, Walkertown, NC 27051

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:

Being known and designated as Lot No. 3, containing 2.84 acres, as shown on the final plat for HENLEY GENERAL CONTRACTORS, LLC as recorded in Plat Book 71, Page 53, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with and subject to the 25 foot private access and private utility easement known as Henley Lane as shown on the final plat for HENLEY GENERAL CONTRACTORS, LLC as recorded in Plat Book 71, Page 53, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2510 Henley Lane, Walkertown, NC 27051

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

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

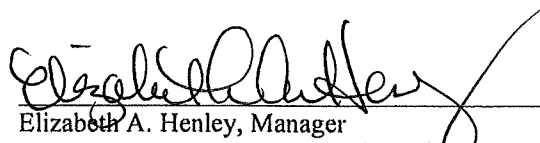
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3450, Page 2935, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 71, Page 53.

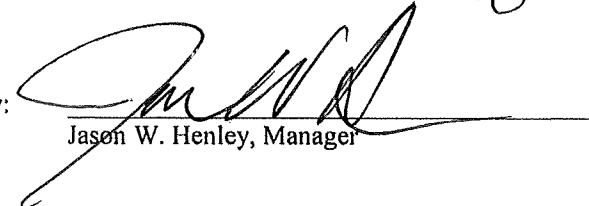
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

HENLEY GENERAL CONTRACTORS, LLC
a North Carolina limited liability company

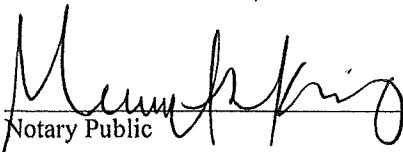
By:  (SEAL)
Elizabeth A. Henley, Manager

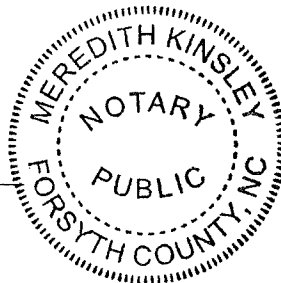
By:  (SEAL)
Jason W. Henley, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Elizabeth A. Henley and Jason W. Henley, Managers of Henley General Contractors, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: June 7th (MK), 2022


Notary Public



Meredith Kinsley
printed or typed name of notary public

My Commission Expires: Sept. 17, 2022