

**2023000787 00193**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$70.00**

PRESENTED &amp; RECORDED

01/09/2023 04:25:06 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3736****PG: 441 - 443****Mail deed and tax bills to Grantee: 215 Harmon Lane, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and 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.  
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$70.00

**Brief description: 1.00 acre, Badgett property****GENERAL WARRANTY DEED**THIS DEED made this 9<sup>th</sup> day of January, 2023, by and between:**GRANTOR:****CAROL W. BADGETT (unmarried/widow)**Grantor address:  
5076 Ches Lane  
Kernersville, NC 27284**GRANTEE:****HARMON PROPERTIES, LLC,  
a North Carolina limited liability company**Grantee address:  
215 Harmon Lane  
Kernersville, NC 27284

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

**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: **5074 West Road, Kernersville, NC 27284****Title History: See Exhibit A**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.

*Carol W. Badgett*

(Seal)

Carol W. Badgett (unmarried/widow)

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:

**Carol W. Badgett**

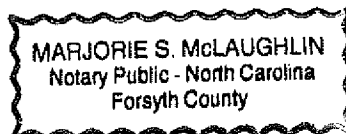
January 9, 2023

Place notary seal below this line:

*Marjorie S. McLaughlin*

Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025



## **EXHIBIT A**

**Harmon Properties, LLC  
1.00 acre, Badgett property  
5074 West Road**

### **Property Description:**

BEING KNOWN AND DESIGNATED as that **1.00 acre tract designated as “New Lot” on the Plat entitled “Property of Toby W. Badgett”**, a map and plat of which is recorded in **Plat Book 76, Page 181** 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.

This is part of the property as described in Book 1232, Page 1669, Forsyth County Registry and is designated as part of Tax PIN 6867-61-1633.00 (Block 5354, Lot 304G, 304J) on the Forsyth County tax maps.

### **Title History:**

This property was part of the property acquired by Toby W. Badgett and wife, Carol W. Badgett by the deed recorded on April 3, 1978 in Book 1232, Page 1669, Forsyth County Registry.

Toby W. Badgett (aka Toby Wray Badgett) died on March 19, 2020.