

2023010681 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1012.00

PRESENTED & RECORDED
 04/04/2023 12:00:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3747
PG: 2649 - 2652

Mail deed and tax bills to Grantee: **108 Asbury Drive, 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: \$1,012.00

Brief description: **Lot 1, Asbury Forest**

GENERAL WARRANTY DEED

THIS DEED made this 1st day of April, 2023, by and between:

| | |
|---|---|
| <p>GRANTOR:</p> <p>ALAN CLAY FERGUSON (unmarried) 563 Brookside Court Kernersville, NC 27284</p> <p>JAMES KENT FERGUSON (unmarried), Individually and as Trustee of The Mary B. Ferguson Revocable Trust under Agreement dated June 17, 2014, as restated on September 20, 2017</p> <p>422 Mountain View Drive, Apt. 103 Kernersville, NC 27284</p> | <p>GRANTEE:</p> <p>MICHAEL COURTNEY McKOY and wife, DAWN LOVE McKOY</p> <p>Grantee address: 108 Asbury Drive 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: **108 Asbury Drive, 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.

Alan Clay Ferguson (Seal)
Alan Clay Ferguson (unmarried)

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:
Alan Clay Ferguson

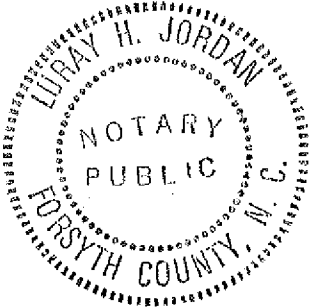
april
March 1, 2023

Place notary seal below this line:

Lurray H Jordan
 Notary Public

Print/Type Name: *Lurray H Jordan*

My Commission Expires: *May 14, 2023*



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.

[Signature] (Seal)
James Kent Ferguson (unmarried), Individually and as Trustee of The Mary B. Ferguson Revocable Trust under Agreement dated June 17, 2014, as restated on September 20, 2017

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:
James Kent Ferguson
~~April~~
 March 3, 2023

Place notary seal below this line:

[Signature]
 Notary Public

Print/Type Name: Lurray H Jordan

My Commission Expires: May 14 2023

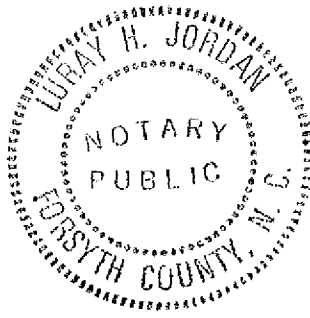


EXHIBIT A

**Michael Courtney McKoy and wife Dawn Love McKoy
Lot 1, Asbury Forest
108 Asbury Drive**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 1 of Asbury Forest**, as shown on a map and plat of same which is recorded in **Plat Book 26, Page 168**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This is the same property as described in Book 2766, Book 1761; Book 2931, Page 1949; Book 2980, Page 852; Book 3184, Page 945 and Book 3382, Page 3422, Forsyth County Registry and is designated as Tax PIN 6876-69-7199.00 (Block 5345B, Lot 001) on the Forsyth County tax maps.

Title History:

Mary Ann Ferguson (aka Mary B. Ferguson and Mary Ann Baker Ferguson) died testate on January 2, 2023 and her will was probated in Forsyth County Clerk of Courts Office in CSC File #23-E-163. There was no administration of this estate. The Will of Mary B. Ferguson devised all of her property to the Trustee of The Mary B. Ferguson Revocable Trust under Agreement dated June 17, 2014, as restated on September 20, 2017. The current Trustee of this Trust is James Kent Ferguson. At the time of her death, Mary Ann Ferguson owned a 99% interest in this property and her sons, James Kent Ferguson and Alan Clay Ferguson, each owned a 0.50% interest in this property, all as joint tenants with right of survivorship. Therefore, after the death of Mary Ann Ferguson, this property was owned by James Kent Ferguson (50%) and Alan Clay Ferguson (50%). James Kent Ferguson, Trustee of the Trust is executing this deed in order to convey any interest that the Trust may have in this property.