

2023011749 00141

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$393.00

PRESENTED & RECORDED
04/12/2023 02:41:07 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3748
PG: 3724 - 3726

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **393**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 12th day of April 2023 by and between

GRANTOR

Penny Marie Scott, unmarried
123 Park Drive
Kernersville, NC 27284

GRANTEE

Brenda M. Chaney
Mailing Address:
5811 Billet Rd
Oak Ridge, NC 27310

Property Address: 121 Park Drive, Kernersville, NC 27284

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 and more particularly described as follows:

See attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3464, Page 511, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Penny Marie Scott
Penny Marie Scott

(SEAL)

By: _____
Title: _____

_____ (SEAL)

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: Penny Marie Scott. Witness my hand and official stamp or seal, this the 12 day of April 2023.

My Commission Expires: 6/17/23

Kenneth S. Lucas Jr.
Notary Public

Print Notary Name: Kenneth S. LUCAS JR.

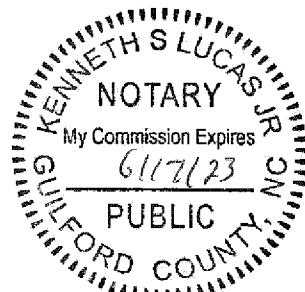


EXHIBIT A

BEING ALL OF LOT NOS. 17, 18, 19 and 20 inclusive of the Birdie H. Parks property, surveyed by W. O. Doggett, Jr. Surveyor, November 22nd, 1926 and shown on Blue Print Map of same. Recorded in Plat Book No. 6 at Page 75(2) of Forsyth County Registry, and also known as lots of the same numbers of the Forsyth County Tax Map Block 2122 to which Map reference is hereby made for a more particular description of the same.