

2023022965 00152

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$540.00

PRESENTED & RECORDED

07/07/2023 03:25:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3762**PG: 2262 - 2263**

 Mail deed and tax bills to Grantee: **119 Covington Cove Court, 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

(No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ 540.00

Brief description: Lot 15, McConnell II, Phase 4J, Building 3
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GENERAL WARRANTY DEED

THIS DEED made this 21st day of June, 2023, by and between:

GRANTOR: KENNETH R. PHILLIPS and wife, LAUREN H. PHILLIPS Grantor address: 509 Tangle Drive Jamestown, NC 27282	GRANTEE: MICHAEL N. DAVIS and wife, ROBIN H. DAVIS Grantee address: 119 Covington Cove Court Kernersville, NC 27284
The property conveyed <u>does</u> 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:

BEING KNOWN AND DESIGNATED as **Lot 15, McConnell II, Phase 4J, Building 3** a map and plat of which is recorded in **Plat Book 68, Page 74** 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 the same property as described in Book 3422, Page 1579, Forsyth County Registry and is designated Forsyth as Tax PIN 6876-93-3388.00 (Block 5436F, Lot 015) on the Forsyth County tax maps.

Property Address: **119 Covington Cove Court, Kernersville, NC 27284**

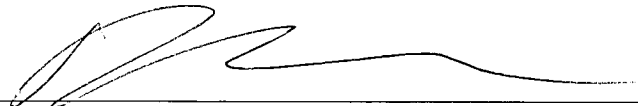
submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

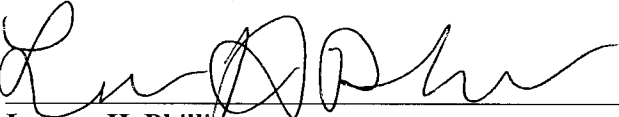
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 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.


_____ (Seal)
Kenneth R. Phillips


_____ (Seal)
Lauren H. Phillips

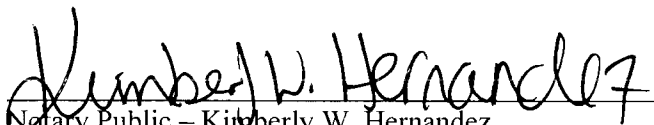
North Carolina, Forsyth County

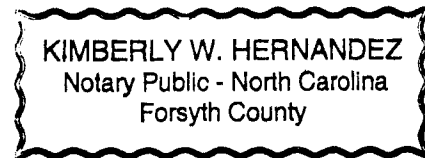
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Kenneth R. Phillips and Lauren H. Phillips

June 21, 2023

Place notary seal below this line:


Notary Public – Kimberly W. Hernandez



My Commission Expires: July 25, 2025