

2023029372 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1030.00

PRESENTED & RECORDED
 08/28/2023 12:13:55 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3770
PG: 682 - 684

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 1,030.00**Primary Residence of Grantor: **No**

Parcel Identifier No. **6868-78-3463.000** Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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: _____

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

GRANTOR	GRANTEE
PENDRY PROPERTIES LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 4397 HOLLOW HILL ROAD KERNERSVILLE, NC 27284	KEVIN ASHLEY AND SPOUSE, STEPHANIE N. ASHLEY 130 KNIGHT ACRES 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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3618, Page 501.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, 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, other than the following exceptions:

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

PENDRY PROPERTIES LLC

(Entity Name)

Neil Pendry (SEAL)

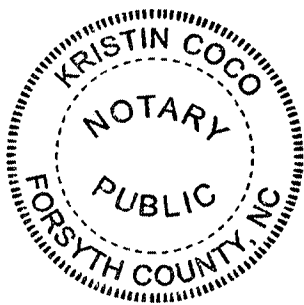
By: Neil Pendry
Title: Managing Member

State of North Carolina - County of Forsyth

I, Kristin Coco, the undersigned Notary Public, certify that NEIL PENDRY personally came before me this day and acknowledged that he is the Managing Member of PENDRY PROPERTIES LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 24 day of August, 2023.

(Affix Notary Stamp Below)



Kristin Coco
Notary Public (Signature)

Kristin Coco
Notary Public (Printed Name)

My Commission Expires:

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 2 as shown on the Plat for Pendry Properties LLC which is recorded in Plat Book 76, Page 175 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.

There is conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements referenced and/or described in Deed Book 979, Page 89; Book 1173, Page 499; Book 1838, Page 2349; Book 1844, Page 3101 and Book 3322, Page 2764, Forsyth County Registry. Furthermore, this property is subject to the Driveway Use Agreement recorded in Book 1838, Page 2355 and the Driveway Maintenance Agreement recorded in Book 1838, Page 2352, Forsyth County Registry.

**Property Address: 130 Knight Acres Lane
Walkertown, NC 27051**