

2023030019 00143

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 08/31/2023 01:52:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3771
PG: 179 - 180

Mail deed and tax bills to Grantee: **2056 Pondarosa 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
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$240.00

Brief description: **Lot 14, Tipton Estates, Section 4**

GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 2023, by and between:

| | |
|---|--|
| <p>GRANTOR:</p> <p>JETTA T. STEWART (unmarried/widow)</p> <p>Grantee address: 2215 Little Valley Road Kingsport, TN 37660</p> | <p>GRANTEE:</p> <p>CHRISTOPHER McDONOUGH and wife, KATHRYN McDONOUGH</p> <p>Grantee address: 2056 Pondarosa Drive Kernersville, NC 27284</p> |
| <p>The property conveyed does 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:

BEING KNOWN AND DESIGNATED as **Lot 14 of Tipton Estates, Section 4**, a map and plat of which is recorded in **Plat Book 26, Page 143** 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 3312, Page 2803, Forsyth County Registry and is designated as Tax PIN 6878-89-8292.00 (previous Tax PIN 6878-89-9207.00) (Block 5224A, Lot 014) on the Forsyth County tax maps.

Property Address: **2056 Pondarosa Drive, Kernersville, NC 27284**

Title History: Larry R. Stewart and wife, Jetta T. Stewart acquired this property by deed recorded on October 12, 2016 in Book 3312, Page 2803, Forsyth County Registry. Larry R. Stewart (aka Larry Ray Stewart) died on January 13, 2022.

Submitted electronically by "Heather Kiger Law 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.

Jetta T. Stewart (Seal)
Jetta T. Stewart (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:

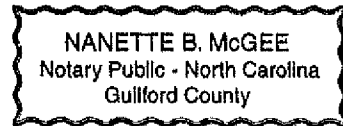
Jetta T. Stewart

August 31, 2023

Place notary seal below this line:

Nanette B. McGee

Notary Public – Nanette B. McGee



My Commission Expires: September 24, 2025