

2023035761 00063FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$480.00PRESENTED & RECORDED
10/19/2023 12:35:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3777
PG: 4157 - 4159**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$480.00

Parcel Identifier No. 6808-69-0638.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 2320 Amelia Rd, Pfafftown, NC 27040

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 27, Six Acre Court, PB 17, PG 92, Forsyth County, North Carolina.

THIS DEED made this 19 day of October, 2023, by and between

GRANTOR	GRANTEE
TAYLOR PATRICK MCCLAIN and wife, SUMMER CHUNN MCCLAIN	NOEL HELMS, unmarried
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>1120 AMIGO DRIVE</u> <u>CONCORD, NC 28025</u>	<u>2320 AMELIA ROAD</u> <u>PFAFFTOWN, NC 27040</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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 **FORSYTH** County, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

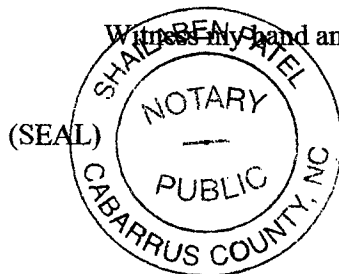
Taylor Patrick McClain (SEAL)
TAYLOR PATRICK MCCLAIN

Summer Chun McClain (SEAL)
SUMMER CHUNN MCCLAIN

State of North Carolina – County of Cabarrus

I, Shailaben Patel, a Notary Public of Cabarrus County, State of North Carolina, certify that **TAYLOR PATRICK MCCLAIN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16th day of October, 2023.



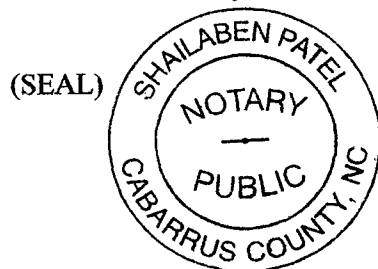
Shailaben Patel Notary Public

My Commission Expires: 11/08/2025

State of North Carolina – County of Cabarrus

I, Shailaben Patel, a Notary Public of Cabarrus County, State of North Carolina, certify that **SUMMER CHUNN MCCLAIN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16th day of October, 2023.



Shailaben Patel Notary Public

My Commission Expires: 11/08/2025

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 27, as shown on the Map of SIX ACRE COURT, recorded in Plat Book 17, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**Property Address: 2320 Amelia Road
Pfafftown, NC 27040**