

2023036772 00076

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$840.00

PRESENTED & RECORDED
 10/27/2023 12:35:41 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3779
PG: 741 - 744

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$840.00

Parcel Identifier No. 6888-55-0859

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

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: Lot 2, Pine Knolls, PB 69 PG 173

THIS DEED made the 26 day of October, 2023, by and between

GRANTOR	GRANTEE
<p>Steven Pegg Builders, LLC, <i>a North Carolina limited liability company</i></p> <p>Grantor Address:</p>	<p>Kaitlyn Martin Fairly and spouse, Milton McIntyre Fairly, IV</p> <p>Property Address: 1211 Pine Knolls Road Kernersville, NC 27284</p>

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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3598, Page 919, Forsyth County Registry.

submitted electronically by "Orenstein 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Steven Pegg Builders, LLC, a Limited Liability Company

By: Steven Pegg Owner (SEAL)
Steven Pegg, Owner/Member

STATE OF NC
COUNTY OF Forsyth

I, Sherrie Mitchell, Notary Public, do hereby certify that Steven Pegg, Owner/Member of Steven Pegg Builders, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26 day of Oct, 2023.

Sherrie Mitchell
Official Signature of Notary
Printed or typed name of Notary Sherrie Mitchell

My Commission Expires: 10-28-24

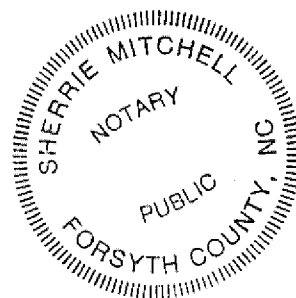


Exhibit "A"

**Property of Kaitlyn Martin Fairly and spouse, Milton McIntyre Fairly, IV
1211 Pine Knolls Road**

Being Known and Designated as Lot 2 as shown on the Plat of Pine Knolls, as recorded in Plat Book 69 at Page 173 in the Forsyth County Register of Deeds.

The subject property is part of that property described in Deed Book 3598, Page 919, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-55-0859 on the Forsyth County Tax Maps.