

2023037702 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$842.00

PRESENTED & RECORDED
 11/03/2023 03:03:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3780
PG: 1475 - 1476

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$842.00

Parcel Identifier No. 6888-55-1866.000

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

By: _____

Mail/Box to: Grantee at: 1217 Pine Knolls Rd, Kernersville, NC 27284

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 3, Pinewood Knolls, PB 69, PG 173, Forsyth County, North Carolina

THIS DEED made this 1 day of NOVEMBER , 2023, by and between

GRANTOR	GRANTEE
<p>STEVEN PEGG BUILDERS, LLC A North Carolina Limited Liability Company</p> <p>FORWARDING ADDRESS:</p> <p><u>564 DOE RUN DRIVE</u> <u>KERNERSVILLE, NC 27284</u></p> <p>PROPERTY ADDRESS IS <u> </u> IS NOT <u> X </u> GRANTOR'S PRIMARY RESIDENCE</p>	<p>CHRISTY F. LITTLE, AN UNMARRIED WOMAN</p> <p>PROPERTY ADDRESS:</p> <p><u>1217 PINE KNOLLS ROAD</u> <u>KERNERSVILLE, NC 27284</u></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:

Being known and designated Lot 3 as shown on a final subdivision plat for Pine Knolls recorded in Book 69, Page 173, Forsyth County Registry, reference to which is hereby made for a more particular description.

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, 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.

Steven C. Pegg (SEAL)
STEVEN PEGG BUILDERS, LLC
BY: STEVEN C. PEGG
ITS: MEMBER/MANAGER

State of NC
County of Forsyth

I, Sherrie Mitchell the undersigned Notary Public of County and State aforesaid, certify that STEVEN C. PEGG who is known to me and being by me duly sworn says that he is MEMBER/MANAGER of STEVEN PEGG BUILDERS, LLC, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company . WITNESS my hand and official stamp or seal, this 1 day of Nov, 2023.

My commission expires: 10-28-24

Sherrie Mitchell
Notary Public

