

2024002947 00082

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

PRESENTED & RECORDED
 01/31/2024 01:25:54 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3791
 PG: 159 - 160

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$842.00

Parcel Identifier No. 6888-55-2863

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 31 day of January, 2024, by and between

GRANTOR	GRANTEE
<p>Steven Pegg Builders, LLC</p> <p>564 Doe Run Road Kernersville, NC 27284</p>	<p>Rebecca L. Slade</p> <p>1223 Pine Knolls Road Kernersville, NC 27284</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 4 of Pine Knolls, as shown on the plat recorded in Plat Book 69, Page 173, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3598 page 919.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 69 page 173.

Submitted electronically by "Moss Woods 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.

Steven Pegg Builders, LLC
(Entity Name)

By: Steven Pegg
Print/Type Name & Title: Steven Pegg Owner - Member

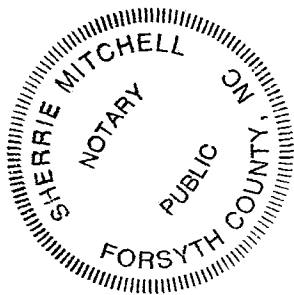
State of NC

County of Forsyth

I, Sherrie Mitchell, a Notary Public of the above state and county, certify that Steven Pegg in his/her capacity as duly authorized Member of Steven Pegg Builders, LLC personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: 1-31-24

Sherrie Mitchell
Notary Public



My Commission Expires: 10-28-24