

2024005931 00149FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$230.00PRESENTED & RECORDED
02/27/2024 03:57:20 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3794****PG: 2691 - 2692****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$230.00

Parcel Identifier No.: 6869-04-9821 (Block 5167F, Lot 240)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 6061 Cain Forest Drive, Walkertown, NC 27051

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. 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 240, Cain Forest Drive

THIS DEED made this 26 day of February, 2024 by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">DAVID ALAN ENGLAND (unmarried)</p> <p style="text-align: center;">Mailing Address: 32 Brook Side Drive, Mullins, WV 25882</p>	<p style="text-align: center;">IAN MICHAEL HARRIS (unmarried) and, ABIGAIL BURDICK (unmarried) as joint tenants with right of survivorship</p> <p style="text-align: center;">Mailing Address: 6061 Cain Forest Drive, Walkertown, NC 27051</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 as Lot 240, Cain Forest Drive as shown on the Plat of R. Don Cain, Phase Seven, Section One, recorded in Plat Book 38, Page 28, in the office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Property Address: 6061 Cain Forest Drive, Walkertown, NC 27051

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3650, Page 405, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 38, Page 28.

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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

David Alan England (SEAL)
David Alan England

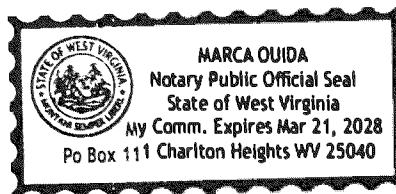
State of West Virginia, County of KANAWHA

February 26, 2024

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 herein and in the capacity indicated: **David Alan England.**

Date: 02/26/2024

M Ouida
Notary Public



MARCA OUIDA
printed or typed name of notary public

My Commission Expires: 03/21/2028