

2024013815 00101

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 05/01/2024 12:57:38 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3804

PG: 2164 - 2165

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 150.00

Parcel Identifier No.: 5897-56-6780 (Block 4633, Lot 117)

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

Mail tax bills to Grantee: 2760 Wellsprings Drive, Pfafftown, NC 27040

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: 1.12 acres, Yadkinville Road

THIS DEED made this 1 day of May, 2024 by and between,

GRANTOR	GRANTEE
JUSTIN K. ARRINGTON (unmarried) Mailing Address: 4966 Yadkinville Road, Pfafftown, NC 27040	STEVIE L. SCOTT and wife, DEBRA SUE SCOTT Mailing Address: 2760 Wellsprings Drive, Pfafftown, NC 27040

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:

BEGINNING at a triple oak tree the South side of U. S. Highway 421, said oak tree being Louise Willis Northeast corner, running thence with the South side of said U. S. Highway 421 twenty feet more or less, South of the center line North 82 degrees 45 minutes East 156 feet to an iron stake over a culvert, a new corner; thence with Bill Branch whose random line is South 8 degrees 59 minutes East 242 feet to an iron stake on the West side of Branch 6 feet West of the center; thence another new line South 49 degrees 59 minutes West 187.8 feet to a stake or 193.8 feet from the center of Bill Branch to said stake in Louise Willis East line a new corner; thence with said East line of said Louise Willis North 8 degrees 09 seconds West 343.5 feet to the point of beginning, containing 1.12 acres, more or less.

Property Address: 5000 Yadkinville Road, Pfafftown, NC 27040

submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3329, Page 1640, Forsyth County Registry.

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.

Justin K. Arrington (SEAL)
Justin K. Arrington

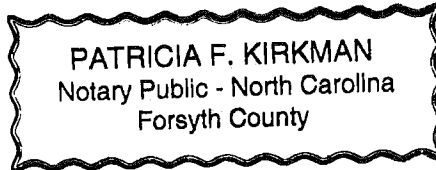
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Justin K. Arrington**

Date: 5-1-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24