

2024014199 00124

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED
 05/03/2024 03:49:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3804
PG: 4464 - 4468

NORTH CAROLINA GENERAL WARRANTY DEED

\$630.00- Tax Stamps

Parcel Identifier No.: 6888-58-5217.000

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 318 Big Mill Farm Rd. Kernersville, NC 27284

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lot 49 Pine Knolls

THIS DEED made this day of April 2024, by and between,

GRANTOR	GRANTEE
HEATHER EMILIE and husband, JAMES EMILIE; JONATHAN LAUDENSLAGER and wife, NATASHA LAUDENSLAGER; CHRISTINE SCAVELLO and husband, ERIC SCAVELLO; and JAMES G. LAUDENSLAGER (unmarried)	TRUSTEE OF T&S IRREVOCABLE TRUST Mailing Address: 318 Big Mill Farm Rd. Kernersville, NC 27284

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 Number 49 as shown on the Plat of Pine Knolls as recorded in Plat Book 23, Page 191(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Identification: 6888-58-5217.000

Property Address: 1010 Foxfire Rd Kernersville, NC 27284

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 1838, Page 2971 Forsyth County Registry. See Estate of James R. Laudenslager, Forsyth Co Clerk of Court

A map showing the above described property is recorded in Plat Book 23, Page 191(2).

Submitted electronically by "Donato Law, PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

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 Grantors have duly executed the foregoing as of the day and year first above written.

Heather Emilie Administrator (SEAL)
Heather Emilie, Administrator

Heather Emilie (SEAL)
Heather Emilie

James Emilie (SEAL)
James Emilie

State of South Carolina County of Horry

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: **Heather Emilie, Administrator of the James Russell Laudenslager Estate; Heather Emilie and husband, James Emilie**

Date: 4/19/24

Lori Burrow
Notary Public
Lori Burrow
printed or typed name of notary public

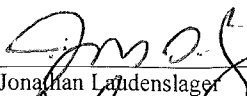
LORI BURROW
Notary Public - State of South Carolina
My Commission Expires
February 22, 2032

My Commission Expires: 2/22/32


Jonathan Laudenslager (SEAL)
Jonathan Laudenslager

Natasha Laudenslager (SEAL)
Natasha Laudenslager

State of _____ County of _____


Jonathan Laudenslager

Commonwealth of Pennsylvania - Notary Seal
Gabriel Dalessandro, Notary Public
Luzerne County
My commission expires February 23, 2028
Commission number 1034725
(SEAL)
Member, Pennsylvania Association of Notaries


Natasha Laudenslager

(SEAL)
Commonwealth of Pennsylvania - Notary Seal
Gabriel Dalessandro, Notary Public
Luzerne County
My commission expires February 23, 2028
Commission number 1034725
Member, Pennsylvania Association of Notaries

State of PA County of Luzerne

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: **Jonathan Laudenslager and wife, Natasha Laudenslager**

Date: 07/17/2024


Notary Public

My Commission Expires: 02/23/2028

GABRIEL DALESSANDRO
printed or typed name of notary public

Commonwealth of Pennsylvania - Notary Seal
Gabriel Dalessandro, Notary Public
Luzerne County
My commission expires February 23, 2028
Commission number 1034725
Member, Pennsylvania Association of Notaries

Christine Scavello (SEAL)

Christine Scavello

Eric Scavello (SEAL)

Eric Scavello

Commonwealth of Pennsylvania - Notary Seal
CHRISTOPHER BEDNAR - Notary Public
Monroe County
My Commission Expires August 24, 2027
Commission Number 1262522

State of PA County of Monroe

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: **Christine Scavello and husband, Eric Scavello**

Date: 4-16-24

Commonwealth of Pennsylvania - Notary Seal
CHRISTOPHER BEDNAR - Notary Public
Monroe County
My Commission Expires August 24, 2027
Commission Number 1262522

Christopher Bednar

Notary Public

My Commission Expires: 08/24/2027

Christopher Bednar
printed or typed name of notary public

James G. Laudenslager (SEAL)
James G. Laudenslager

State of Kentucky County of Jefferson

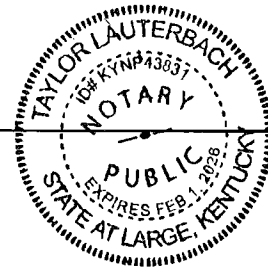
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **James G. Laudenslager**

Date: 04/19/2024

Taylor Lauterbach
Notary Public

My Commission Expires: 02/01/2026

Taylor Lauterbach
printed or typed name of notary public



Notarized Signature for North Carolina General Warranty
Deed for property: 1010 Foxfire Rd, Kernersville N.C.
27284