

2024017444 00109

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$660.00

PRESENTED & RECORDED
05/30/2024 01:39:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3808
PG: 4452 - 4454

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Tax Parcel Identification Number: 6865-70-6767

This instrument was prepared by: Henry D. Niblock Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. NO TITLE SEARCH REQUESTED OR PERFORMED.

Return to: Grantee: 5095 Lake Garden Ct. Kernersville, NC 27284

Mail Tax Bill to Grantee: 5095 Lake Garden Ct. Kernersville, NC 27284

Property Address: 5095 Lake Garden Ct. Kernersville, NC 27284

Brief description for the Index: Lot 55 BL5641E Sedge Lake Garden

THIS DEED made this the 16th day of May, 2024

GRANTOR	GRANTEE
Amy L. Hawk fka Amy Chapman and spouse, Danny C. Hawk, Jr.	Nora M. McKeon, married
508 Barnsdale Ridge Road Kernersville, NC 27284	5095 Lake Garden Court 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 the County of Forsyth, State of North Carolina and more particularly described as follows:

Submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see Book 3449, Pages 139-140 Forsyth County Registry.

THIS IS X OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

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

Amy L. Hawk (SEAL) Danny C. Hawk, Jr. (SEAL)
Amy L. Hawk Danny C. Hawk, Jr.

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Jamie B. Braun, a Notary Public for the County of Davidson and State of North Carolina, do hereby certify that Amy L. Hawk and spouse Danny C. Hawk, Jr. either being personally known to me or proven by satisfactory evidence (said evidence being driver license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 21st day of May 2024.

Jamie B. Braun
Notary Public
Name: Jamie B. Braun
My Commission Expires: 11-20-28

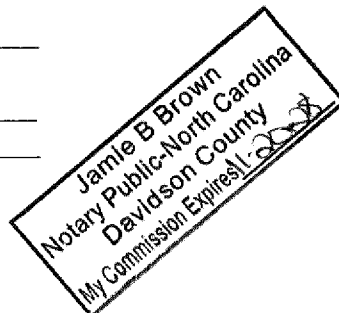


EXHIBIT A

Being known and designated as Lot No. 55 of SEDGE LAKE GARDEN, SECTION 3, as recorded in Plat Book 36, Page 29, in the office of the Register of Deeds of Forsyth County, North Carolina, reference being thereto for a more particular description.