

2024022660 00117

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$780.00

PRESENTED & RECORDED
 07/10/2024 02:47:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3815
PG: 2092 - 2094

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$780.00

Parcel Identifier No.: Part of 5855-59-8749.000

Brief description for index: **Tract 1, (9.07154 acres)**

Mail deed/taxes after recording to Grantee: **9029 River Path Road, Lewisville, NC 27023**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 10th day of July, 2024 by and between

GRANTOR:

**CHRISTOPHER ALLGOOD and wife,
SHERRY ALLGOOD**

Address: 5590 Frye Bridge Road
Clemmons, NC 27012

GRANTEE:

**HERMAN NEWTON PICKETT, III and wife,
LONDON LAKE PICKETT**

Address: 1090 Dinkins Road
Lewisville, NC 27023

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3797, Page 4247, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 79, Page 166, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Christopher Allgood (SEAL)
CHRISTOPHER ALLGOOD

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that CHRISTOPHER ALLGOOD personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>10th</u> day of <u>July</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Sherry Allgood (SEAL)
SHERRY ALLGOOD

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that SHERRY ALLGOOD personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>10th</u> day of <u>July</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Tract 1, which contains 9.07154 acres, as shown on the Survey of Christopher Allgood and Sherry Allgood, as recorded in Plat Book 79 at Page 166 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 1090 DINKINS ROAD, LEWISVILLE, NC 27023

PARCEL ID #: Part of 5855-59-8749.000