

2024024922 00146

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1300.00

PRESENTED & RECORDED

07/26/2024 03:14:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3818

PG: 1511 - 1512

Excise Tax: \$1,300.00

Tax Info: PIN 6876-06-8337.00

Mail deed & tax bills to: Grantee(s) @ 106 Finborough Court, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 11 of Croyden

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 25 day of July, 2024 by and between

GRANTOR	GRANTEE
CATHERINE M. McLEAN, FKA CATHERINE MARY ROSE, and spouse, JAMES McLEAN	PATRICK A. WHATLEY and spouse, JULIE R. WHATLEY
Grantor Address: 200 Amber Lane Lexington, NC 27292	Grantee Address: 106 Finborough Court Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 11 as shown on the map of CROYDEN, as recorded in Plat Book 33, Page 56 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3353, Page 4372. A map showing the above described property is recorded in Plat Book 33, Page 56.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Catherine M. McLean

(SEAL)

James McLean

(SEAL)

CATHERINE M. McLEAN, FKA
CATHERINE MARY ROSE

JAMES McLEAN

SEAL-STAMP

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document: CATHERINE M. McLEAN, FKA CATHERINE MARY ROSE, and JAMES McLEAN

Date: 7/25/24

A. Gregory Schell

Notary Public Name: A. Gregory Schell

My Commission Expires: 2/18/2029

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina

My Commission Expires February 18, 2029