

2024025658 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$900.00

PRESENTED & RECORDED
 08/01/2024 12:55:36 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3819
PG: 1502 - 1505

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 900.00

Primary Residence of Grantor: Yes

Parcel Identifier No. 5892-04-1368.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 30th day of July, 2024, by and between

GRANTOR	GRANTEE
1. KIMBERLY JEAN EGGERS, UNMARRIED 2. ROGER DONALD HAVERLOCK AND SPOUSE, GEORGINA HAVERLOCK	STEVEN LEE DINKINS AND SPOUSE, ERIN LOWDER 150 NOTTIDGE COURT CLEMMONS, NC 27012

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**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3575, Page 3669.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

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

Kimberly Jean Eggers (SEAL)
KIMBERLY JEAN EGGERS

State of NC - County of Forsyth

I, Emily Russell, the undersigned Notary Public, certify that KIMBERLY JEAN EGGERS personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 30th day of July, 2024.

(Affix Notary Stamp Below)



Emily Russell
Notary Public Signature

Emily Russell
Notary Public Printed Name

My Commission Expires: Oct 8, 2028

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

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:

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

Roger Donald Haverlock (SEAL)
ROGER DONALD HAVERLOCK

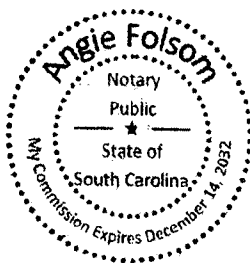
Georgina H Haverlock (SEAL)
GEORGINA HAVERLOCK

State of South Carolina - County of York

I, Angie Folsom, the undersigned Notary Public, certify that ROGER DONALD HAVERLOCK AND GEORGINA HAVERLOCK personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31st day of July, 2024.

(Affix Notary Stamp Below)



[Signature]
Notary Public Signature

Angie Folsom
Notary Public Printed Name

My Commission Expires: **My Commission Expires December 14, 2032**

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 40 as shown on Map Number 1 of 2 of Section One of CLEMMONS WEST, as recorded in Plat Book 25, Page 125, 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: 150 Nottidge Court
Clemmons, NC 27012**