

2024026373 00081

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1030.00

PRESENTED & RECORDED

08/07/2024 01:14:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3820**PG: 1076 - 1077**

Mail deed and tax bills to Grantee: **3243 Williston Court, Walkertown, NC 27051**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: **\$ 1,030.00**

Brief description: **Lot 6 (1.13 acres), Idol Acres**

GENERAL WARRANTY DEED

THIS DEED made this 5th day of August, 2024, by and between:

| | |
|---|---|
| <p>GRANTOR:</p> <p>PENDRY PROPERTIES LLC, a North Carolina limited liability company</p> <p>Grantor address: 4397 Hollow Hill Road Kemersville, NC 27284</p> | <p>GRANTEE:</p> <p>DUSTIN MOTSINGER and KAYLA MOTSINGER (a married couple)</p> <p>Grantee address: 3243 Williston Court Walkertown, NC 27051</p> |
|---|---|

The property conveyed does not include the primary residence of the Grantor.

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 6 (1.13 acres) of Idol Acres**, a map and plat of which is recorded in **Plat Book 79, Page 46** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 3789, Page 3471, Forsyth County Registry and is designated as Tax PIN 6857-35-2087.000 (Block 3236, Lot 286) on the Forsyth County tax maps.

Property Address: **3243 Williston Court, Walkertown, NC 27051**

TOGETHER WITH AND SUBJECT TO a 25-foot access and utility easement as described in Book 1694, Page 4318; Book 1719, Page 2908 and in Plat Book 74, Page 96, Forsyth County Registry.

There is also conveyed herewith and this property is subject to the Easement and Road Maintenance Agreement (Williston Court) recorded in Book 3820, Page 855, Forsyth County Registry.

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

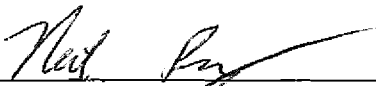
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Pendry Properties LLC, a North Carolina limited liability company



Neil Pendry, Managing Member/Manager (Seal)

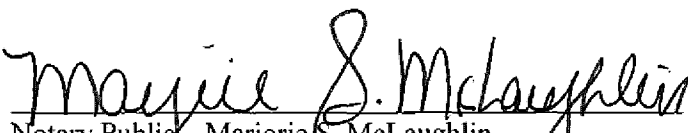
North Carolina, Forsyth County

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 therein and in the capacity indicated:

Neil Pendry

August 5, 2024

Place notary seal below this line:



Notary Public - Marjorie S. McLaughlin
My Commission Expires: February 12, 2025

