



2024028928 00045

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$60.00

PRESENTED & RECORDED
08-28-2024 10:04:17 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY CHELSEA B MARTINEZ, DPTY

BK: RE 3823
PG: 2562-2563

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 60.00

Parcel Identifier No. 6888-55-5707 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Shelley Lynn Gentry, 1227 Pine Knolls Road, Kernersville, NC 27284

This instrument was prepared by: Edward H. Galloway, 301 North Greene Street, Greensboro, NC 27401

ENVELOPE

Brief description for the Index: LOT 5, Pine Knolls

THIS DEED made this 27th day of August, 2024, by and between

GRANTOR	GRANTEE
Steven Pegg Builders, LLC 564 Doe Run Drive Kernersville, NC 27284	Shelley Lynn Gentry and Michael Shawn Gentry, wife and husband 1227 Pine Knolls Road Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Kernersville, Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 5, Final Subdivision Plat of Pine Knolls for Gary Michael Butler, recorded in Plat Book 69, Page 173, Forsyth County Registry.

This instrument prepared by Edward H. Galloway, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3598 page 919. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 69 page 173.

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:

Restrictive covenants recorded in Book 987, Page 198, Forsyth County Registry.

Easements and Restrictions of record.

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

By: Steven Pegg Builders, LLC (Entity Name) Print/Type Name: (SEAL)

By: [Signature] Print/Type Name: (SEAL)

Print/Type Name & Title: Steven C. Pegg Manager/Member Print/Type Name: (SEAL)

By: Print/Type Name & Title: Print/Type Name: (SEAL)

By: Print/Type Name & Title: Print/Type Name: (SEAL)

State of - County or City of

I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public (Affix Seal) Notary's Printed or Typed Name

State of - County or City of

I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Steven C. Pegg personally came before me this day and acknowledged that he is the Manager/Member of Steven Pegg Builders, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 27th day of August, 20 24.

My Commission Expires: 10/20/27 Notary Public (Affix Seal) Notary's Printed or Typed Name

