

2024032880 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1110.00

PRESENTED & RECORDED
 09/27/2024 02:27:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3828
PG: 1644 - 1646

Mail deed and tax bills to Grantee: **130 Knight Acres Lane, 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.

Excise Tax: \$1,110.00

Brief description: **Lot 2 (3.14 acres), Pendry property**

GENERAL WARRANTY DEED

THIS DEED made this 24th day of September, 2024, by and between:

GRANTOR:	GRANTEE:
KEVIN ASHLEY and wife, STEPHANIE N. ASHLEY	JUSTIN RAY DAVIS and wife, SHANNON DAVIS
Grantor address: 33 Meon Lane Hampstead, NC 28443	Grantee address: 130 Knight Acres Lane Walkertown, NC 27051
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:

See attached **Exhibit A** which is herein incorporated by reference.

Property Address: **130 Knight Acres Lane, Walkertown, NC 27051**


Submitted electronically by "Thomas and Bennett"
 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:

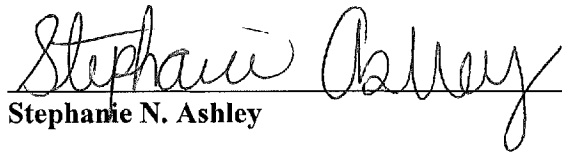
Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

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.



Kevin Ashley

(Seal)



Stephanie N. Ashley

(Seal)

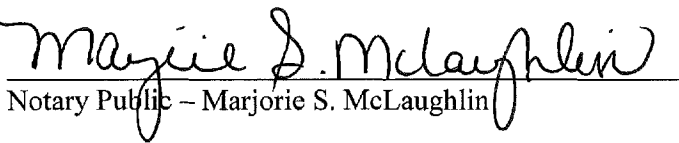
North Carolina, Forsyth County

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:

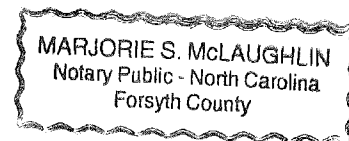
Kevin Ashley and Stephanie N. Ashley

September 24, 2024

Place notary seal below this line:



Notary Public – Marjorie S. McLaughlin



My Commission Expires – February 12, 2025

EXHIBIT A

**Justin Ray Davis and wife, Shannon Davis
Lot 2 (3.14 acres), Pendry property
130 Knight Acres Lane**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 2 (3.14 acres) of Pendry Properties LLC property**, a map and plat of which is recorded in **Plat Book 76, Page 175 (a revision of Plat Book 68, Page 61)** 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 the same property as described in Book 3770, Page 682, Forsyth County Registry and is designated as Tax PIN 6868-78-3463.000 (Block 5172, Lot 112D) on the Forsyth County tax maps.

There is conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements referenced and/or described in Deed Book 979, Page 89; Book 1173, Page 499; Book 1838, Page 2349; Book 1844, Page 3101; Book 3322, Page 2764; Book 3618, Page 501 and Book 3770, Page 682, Forsyth County Registry and in Plat Book 68, Page 61 and Plat Book 76, Page 175, Forsyth County Registry. Furthermore, this property is subject to the Driveway Use Agreement recorded in Book 1838, Page 2355, Forsyth County Registry and the Driveway Maintenance Agreement recorded in Book 1838, Page 2352, Forsyth County Registry.