

**2024036208 00141**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$980.00**

PRESENTED & RECORDED  
 10/24/2024 03:25:42 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3832**  
**PG: 3084 - 3085**

Mail deed and tax bills to Grantee: **3237 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: \$ 980.00

Brief description: **Lot 5 (1.05 acres), Idol Acres**

**GENERAL WARRANTY DEED**

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

GRANTOR:	GRANTEE:
<b>PENDRY PROPERTIES LLC,</b> a North Carolina limited liability company	<b>JOHN TIDWELL MILNER</b> (unmarried)
Grantor address: 4397 Hollow Hill Road Kernersville, NC 27284	Grantee address: 3237 Williston Court 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:

BEING KNOWN AND DESIGNATED as **Lot 5 (1.05 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 6857-34-2777.000 (Block 3236, Lot 285) on the Forsyth County tax maps.

Property Address: **3237 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 "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

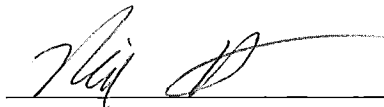
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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**



(Seal)

**Neil Pendry, Managing Member/Manager**

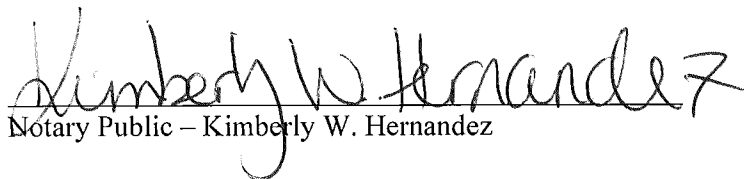
North Carolina, Forsyth County

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**

October 3, 2024

Place notary seal below this line:



Notary Public – Kimberly W. Hernandez



My Commission Expires: July 25, 2025