

2024036654 00060FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$290.00PRESENTED & RECORDED
10/29/2024 11:37:03 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3833
PG: 1286 - 1291**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$290.00****Parcel Identifier No.: 5884-90-6399.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **6805 Martin Ferry Road, Tobaccoville, NC 27050**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 20th day of October, 2024 by and between**GRANTOR:****THE ESTATE OF ALVIN E. PARHAM –
JENNIFER PENDERGRASS** (Executor and heir) and
husband, **ROGER PENDERGRASS,****LORNE TEMPLE** (heir) and wife, **TAMMY
TEMPLE,****BRADLEY PARHAM** (heir)*(Alvin E. Parham – DOD – 07/16/2024 - Estate File No. 24 E-
1878 in Forsyth County, North Carolina)**(Shelby V. Parham – DOD – 07/29/2022)*Address: 6805 Martin Ferry Road
Tobaccoville, NC 27050**GRANTEE:****LYNN DALE PROPERTIES, LLC – A North
Carolina Limited Liability Company**Address: 2035 Lewisville-Clemmons Road
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 **FORSYTH** County, North Carolina and more particularly described as follows:**See Exhibit “A” attached hereto and incorporated herein by reference.**All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 1776, Page 3170,**
Forsyth County Registry.submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

"This instrument prepared by: PATTI D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 exceptions hereinafter stated.


Title to the property hereinabove described is subject to the following exceptions:


Easements, restrictions, rights of way and declarations of record, if any.

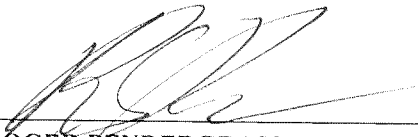
Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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, the day and year first above written.

By:  (SEAL)
JENNIFER PENDERGRASS – Executor

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JENNIFER PENDERGRASS – Executor personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29th</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
	By: <u></u> (SEAL) JENNIFER PENDERGRASS

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JENNIFER PENDERGRASS personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29th</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public
	By: <u></u> (SEAL) JENNIFER PENDERGRASS

By:  (SEAL)
ROGER PENDERGRASS

<p>SEAL-STAMP</p> <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that ROGER PENDERGRASS personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29th</u> day of <u>October</u>, 2024.</p> <p>My Commission Expires: <u>10/31/2029</u> <u>Wendy B Miller</u> Notary Public</p>
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By: Lorne Temple (SEAL)
LORNE TEMPLE

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LORNE TEMPLE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23rd</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public
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By: Tammy Temple (SEAL)
TAMMY TEMPLE

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that TAMMY TEMPLE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23rd</u> day of <u>October</u> , 2024. My Commission Expires: <u>10/8/2029</u> <u>Wendy B. Miller</u> Notary Public
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By: 

BRADLEY PARHAM

(SEAL)



STATE OF Georgia COUNTY OF Fulton
I, Victoria Adeyemi, a Notary Public of Fulton County of the
State of _____, do hereby certify that **BRADLEY PARHAM** personally came
before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and
official stamp or seal, this 24 day of October, 2024.
My Commission Expires: 5/14/27 Victoria Adeyemi Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

TRACT 1

BEGINNING at an iron stake about the center of the new Lewisville-Clemmons Road, thence South 03° 05' East with the center of said road, 134.4 feet to an iron stake in the center of said road; thence North 77° 50' East 131.4 feet with the new line of Frank Brandon to an iron stake (which stake is North 77° 50' West and a distance of 687.8 feet from a stone, the corner of Charles Boyer, Henry Boyer and Frank Brandon); thence North 08° 00' West with Frank Brandon's new line a distance of 101.4 feet to an iron stake; thence North 87° 10' West with Frank Brandon's new line a distance of 121.8 feet to an iron stake, the place of BEGINNING, containing 0.33 of an acre plus. Said lot fronting on the east side of said new Lewisville-Clemmons Road.

For further reference see deed from Frank Brandon and wife, Lucinda Brandon to Frank L. Evans and wife, Louise B. Evans, recorded in Deed Book 565, page 378, office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 632, page 320, Forsyth County Registry.

TRACT 2

BEGINNING at an iron stake, the northeast corner of Henry T. McGee, Sr.'s present home lot, and running thence on new lines with W.F. Brandon South 87° 10' East 101 feet to an iron stake, South 03° 10' East 118 feet to an iron stake, and South 86° 46' West 222.8 feet to a point in the center of Lewisville-Clemmons Road (the line is designated by an iron stake in the east right of way line of said Road); thence with the center of said Road North 04° 10' East 7 feet to the southwest corner of Henry T. McGee, Sr.'s present home lot; thence with Henry T. McGee, Sr.'s present boundary lines North 77° 50' East 131.4 feet to a stake, and North 08° 00' West 101.4 feet to the place of Beginning, being a part of the W.F. Brandon lands, as surveyed by James Burrow in July, 1959. Said lot contains approximately 14,206 square feet.

W.F. Brandon acquired title to part of the above described property by descent from his father, W.F. Brandon, and part of it through conveyance by D.S. Brandon and wife. See Deed Book 234, page 133, Forsyth County Registry. For further reference see Deed Book 788, page 180, Forsyth County Registry.

PROPERTY ADDRESS: 2035 LEWISVILLE-CLEMMONS ROAD, CLEMMONS, NC 27012
PARCEL ID #: 5884-90-6399.000