

2024036760 00166

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$900.00

PRESENTED & RECORDED
10/29/2024 04:17:48 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 2017 - 2018

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No.: 5882-74-2018 (Block 4208G, Lot 035)

Mail tax bills to Grantee: 606 Ravenhill Court, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 35, Clemmons West, Section Three

THIS DEED made this 25th day of October, 2024 by and between,

GRANTOR	GRANTEE
SAMANTHA ANN BLANKENSHIP and husband, GLEN DALE BLANKENSHIP, III	LINDA SUE CHASTAIN (unmarried)
Mailing Address: 627 East Wayne Street, Bluefield, WV 24701	Mailing Address: 606 Ravenhill Court, 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:

Being known and designated as Lot 35, as shown on the map of CLEMMONS WEST, SECTION THREE, as recorded in Plat Book 26, Page 156(2), in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 606 Ravenhill Court, Clemmons, NC 27012

The property does include the primary residence of the Grantor.

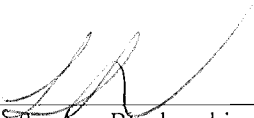
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3775, Page 2613, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 26, Page 156(2).

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



Samantha Ann Blankenship (SEAL)

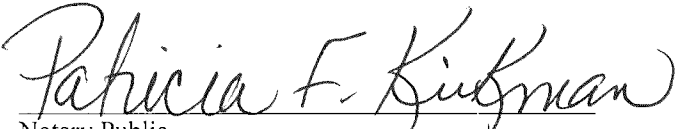


Glen Dale Blankenship, III (SEAL)

State of North Carolina, County of Forsyth

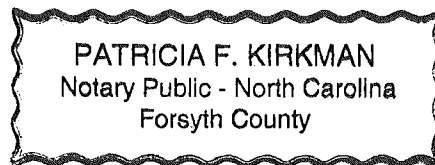
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Samantha Ann Blankenship and, Glen Dale Blankenship, III**

Date: 10/25/24



Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29