

**2024039920 00197**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$500.00

PRESENTED & RECORDED  
11/22/2024 03:45:49 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3837  
PG: 2306 - 2307

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5897-79-9728.000

Mail after recording to: GRANTEE: 3471 Transou Road, Pfafftown, NC 27040

This instrument was prepared by: The Chandler Firm, PLLC

THIS DEED made this 6th day of November, 2024 by and between

**GRANTOR**

**Parker & Morgan, LLC**

PO Box 770, Clemmons, NC 27012

**GRANTEE**

**Julie Leigh Easter (unmarried)**

3471 Transou Road, Pfafftown, NC 27040

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 and more particularly described as follows:

**Being all of Lot 6, Cedar Farm, as per plat thereof recorded in Plat  
Book 71, Page 7, Forsyth County Registry.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2693 Page 4140, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 71 Page 7 and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

**ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.**

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(s), the day and year first above written.

**Parker & Morgan, LLC**

By: *James B. Morgan*  
**James B. Morgan**  
 Title: **Manager**

**NORTH CAROLINA GUILFORD COUNTY**

I, the undersigned Notary Public of the County and State aforesaid, certify that **James B. Morgan** personally came before me this \_\_\_\_\_ day and acknowledged that he is the **Manager** of **Parker & Morgan, LLC** a North Carolina **Limited Liability Company** 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 official stamp or seal, this the 15 day of **November, 2024**.

My Commission Expires: 10/22/2029

*Cathy Cottle*  
 Notary Public

Print Notary Name: *Cathy Cottle*

