

2024039958 00235

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED

11/22/2024 04:36:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3837

PG: 2513 - 2515

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 320.00**

Parcel Identifier No.: 6838-02-7762.000

Mail after recording to: Grabe Plumbing, LLC, 6205 Oak Bur Court, Pleasant Garden, NC 27313

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins Law, 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 from the Index: Lot 10, Gladstone Courts

Title Policy: Title Connect NC 24-0438

THIS DEED made this 22 day of NOV, 2024, by and between

GRANTOR

John P. Pennington, unmarried

2406 Riverbend Road
 Jamestown, NC 27282

GRANTEE

Grabe Plumbing, LLC

Property Address:
 121 Huckabee Circle
 Winston-Salem, NC 27105

Mailing Address:
 6205 Oak Bur Court
 Pleasant Garden, NC 27313

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 _____, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3412, Page 1738, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 183, and referenced within this instrument.

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:

**Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.**


IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



John P. Pennington

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kelley Goins, Notary Public, do hereby certify that John P. Pennington personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 22 day of Nov, 2024.



Official Signature of Notary
Printed or typed name of Notary Kelley Goins

My Commission Expires: 10/13/27

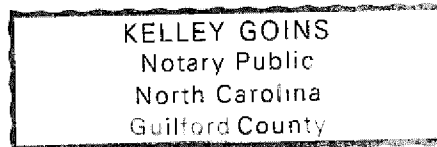


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 10 of Gladstone Courts, a map and plat of which is recorded in Plat Book 17, Page 183 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.

Tax Parcel Number: 6838-02-7762.000

Property Address: 121 Huckabee Circle, Winston-Salem, NC 27105