

2024041265 00129

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$224.00

PRESENTED & RECORDED

12/05/2024 02:50:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3839

PG: 1394 - 1395

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$224.00

Parcel Identifier No. 6869-14-9726.000

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 5th day of December, 2024 by and between

GRANTOR

**MICHAEL ALLEN GRAVETT, EXECUTOR OF THE ESTATE OF CHESTER ALLEN GRAVETT AND
INDIVIDUALLY (SINGLE)**

3649 EMMA AVENUE, WALKERTOWN, NC 27051

(MICHAEL ALLEN GRAVETT IS THE HEIR OF CHESTER ALLEN GRAVETT-24E878)

GRANTEE

**BETTY MUNSON AND MATHEW PATTON, JOINT TENANTS WITH ABSOLUTE RIGHT OF SURVIVORSHIP
1413 TRAILWOOD LANE, KERNERSVILLE, NC 27284**

SUBJECT PROPERTY: 6020 CAIN FOREST DRIVE, WALKERTOWN, NC 27051

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 KNOWN AND DESIGNATED AS LOT 167 OF THE R. DON CAIN PROPERTY, PHASE SIX, AS RECORDED IN PLAT BOOK 36 AT PAGE 181 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

All or a portion of the property hereinabove described was acquired by Grantor by the Estate of Chester Allen Gravett and by that instrument recorded in Book 1838, Page 4485, Forsyth County Registry.

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.

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

 (SEAL)
MICHAEL ALLEN GRAVETT

____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **MICHAEL ALLEN GRAVETT, EXECUTOR OF THE ESTATE OF CHESTER ALLEN GRAVETT AND INDIVIDUALLY (SINGLE)**. Witness my hand and official stamp or seal, this 6 day of December, 2024.

My Commission Expires: 4/30/28

Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028