

2024042006 00122

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

PRESENTED & RECORDED
 12/11/2024 03:06:41 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3840
PG: 911 - 915

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No.: 6888-67-7604.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 7th day of December, 2024, by and between

GRANTOR

Kimberly Engle Pulliam, Individually and as Administrator of the Estate of Rose Parrish Engle AKA Rose Carol Engle (24 E 1936), and spouse, Greg Pulliam, joined by Lorie Engle, unmarried, Gregory Engle and spouse, Carla Faye Engle

Mailing Address: 413 Mountain Grove Lane
 Kernersville, NC 27284

GRANTEE

Tum Elizabeth Short and spouse, James Lavelle Short, joined by Sokha Mao, as Joint Tenants with Right of Survivorship

Property Address: 1000 Kingsridge Road, Kernersville, NC 27284

Mailing Address: 1000 Kingsridge Road
 Kernersville, NC 27284

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 Belews Creek, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

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

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 1452, Page 1212, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, 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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

Estate of Rose Parrish Engle AKA Rose Carol Engle

By: Kimberly Engle Pulliam
Kimberly Engle Pulliam, Individually and as Administrator

By: Greg Pulliam
Greg Pulliam

STATE OF NC

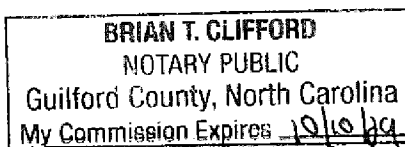
COUNTY OF Guilford

I, Brian T. Clifford, Notary Public, do hereby certify that Kimberly Engle Pulliam, Individually and as Administrator of the Estate of Rose Parrish Engle, and Greg Pulliam, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10 day of December, 2024.

Brian T. Clifford
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/10/29



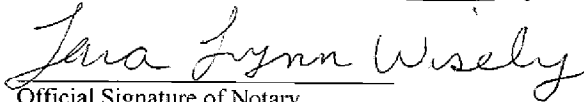
Estate of Rose Parrish Engle AKA Rose Carol Engle

By: 
Lorie Engle

STATE OF Delaware

COUNTY OF Sussex

I, Tara Lynn Wisely, Notary Public, do hereby certify that Lorie Engle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 9th day of December, 2024.



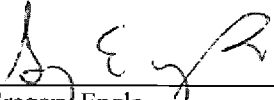
Official Signature of Notary

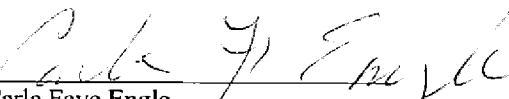
Printed or typed name of Notary

My Commission Expires:



Estate of Rose Parrish Engle AKA Rose Carol Engle

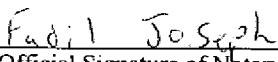
By: 
 Gregory Engle

By: 
 Carla Faye Engle

STATE OF FL

COUNTY OF Orange

I, Fadil Joseph, Notary Public, do hereby certify that Gregory Engle and Carla Faye Engle personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 7 day of December, 2024.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires:

9/16/2028



FADIL JOSEPH
 Notary Public
 State of Florida
 Comm# HH593884
 Expires 9/16/2028



FADIL JOSEPH
 Notary Public
 State of Florida
 Comm# HH593884
 Expires 9/16/2028

Exhibit "A"

BEGINNING at an iron stake located in the north right of way line of Pine Knolls Road, said iron stake being located at the southwest corner of Paul Nelson and wife property; running thence with the north right of way line of Pine Knolls Road, North 75° 48' 11" West 228.71 feet to an iron stake located at the northeast intersection of the right of way lines of Pine Knolls Road and Kingsridge Road; running thence with the east right of way line of Kingsridge Road, North 23° 19' East 133.3 feet to an iron stake; running thence South 66° 34' 21" East 200.2 feet to an iron stake located in the west line of Paul Nelson and wife property; running thence with the west line of said Nelson property, South 8° 28' 16" West 100 feet to the point and place of Beginning. Also being designated as Lot 146 as shown on the unrecorded map of Pine Knolls, made by Carl F. Beauchamp, RLS, dated June 23, 1972. Also being designated as Lot 402B, Block 5253, Belews Creek Township, as shown on the Forsyth County Tax Maps. TOGETHER with a non-exclusive permanent easement for a 60 foot roadway known as Kingsridge Road running from Pine Knolls Road to St. Andrews Road as shown on said unrecorded map referred to above.

Parcel ID # 6888-67-7604.000

Property Address: 1000 Kingsridge Road, Kernersville, NC 27284