

2025041748 00150

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
11/21/2025 02:30:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3897
PG: 185 - 188

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$450.00 Recording Time, Book and Page
Parcel Identifier No. 6839-07-6976.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361

This instrument was prepared by: Mark L. McGuire, 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.

THIS DEED made this the 21st day of November, 2025 by and between

GRANTOR

KENNETH ENGLISH, Unmarried

Mailing Address: 2350 Lacy Holt Road, Graham, NC 27253

GRANTEE

McDAYNE CLAY and wife, BENITA D. CLAY

Mailing Address: 6130 Meadowdale Drive, Winston-Salem, NC 27105

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

submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3815, Page 1138, Forsyth County Registry.

All or a portion of the property herein conveyed _____ includes or
____XX____ does not include the primary residence of a 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions recorded in Book 1122, Page 1676

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


_____(SEAL)
KENNETH ENGLISH, Unmarried

**NORTH CAROLINA
DAVIDSON COUNTY**

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

KENNETH ENGLISH, Unmarried

Witness my hand and Notarial stamp or seal this 21st day of November, 2025.
MARK L MCGUIRE



Notary Public

Typed or Printed Name of Notary Public

My Commission Expires: 12/09/2027

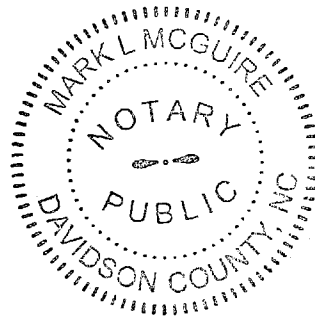


EXHIBIT "A"

PARCEL ID#: 6839-07-6976.000

**PROPERTY ADDRESS: 6130 MEADOWDALE DRIVE, WINSTON-SALEM,
NC 27105**

BEING KNOWN AND DESIGNATED AS LOT NUMBER 4, AS SHOWN
ON THE MAP OF PINEBROOK VALLEY, SECTION 1, AS RECORDED IN
PLAT BOOK 25, PAGE 116, IN THE OFFICE OF THE REGISTER OF
DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO
WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.