

2021024567 00301FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$508.00**

PRESENTED & RECORDED

05/10/2021 03:59:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3608**PG: 2596 - 2597****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$508.00

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Address of the Grantee: 7167 Watkins Landing Court, Kernersville, NC 27284

Property address: 7167 Watkins Landing Court, Kernersville, NC 27284

Brief description for the Index: Lot 19, Watkins Landing, Phase 1, Plat Book 72, Page 80-82

THIS DEED made this 10th day of MAY, 2021 by and between**GRANTOR**

CLAYTON PROPERTIES GROUP INC.,
a Tennessee Corporation
5000 Clayton Road
Maryville, Tennessee 37804

GRANTEE

ELAINE V. TEETER
7167 Watkins Landing Court
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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 19 of **WATKINS LANDING, Phase 1**, as recorded in Plat Book 72, Page 80-82, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3552 Page 2605, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made. See the Declaration as it may be amended, for the content thereof.

Submitted electronically by "Craig Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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

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, other than the following exceptions: subject to easements and restrictions of record, if any; and property taxes.

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

CLAYTON PROPERTIES GROUP, INC.


By:  (SEAL)
STEPHEN L. JOHNSON, Assistant Secretary

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Chelsea L. Hawkins, a Notary Public for the County of Richland and State of South Carolina, do hereby certify STEPHEN L. JOHNSON, Assistant Secretary of CLAYTON PROPERTIES GROUP, INC., personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 10th day of May, 2021.


Notary Public
Name: Chelsea L. Hawkins
My Commission Expires: 10/6/27

