

2021032709 00225FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$890.00**

PRESENTED & RECORDED

06/18/2021 04:02:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3619**PG: 25 - 27****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$890.00**Tax Parcel Identification Number:** 5898-91-3315.000

This instrument was prepared by: Julian P. Robb, 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.

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 3649 Pebble Lake Court, Pfafftown, NC 27040**Property Address:** 3649 Pebble Lake Court, Pfafftown, NC 27040

Brief description for the Index: Lot Number 137, Lochurst, Section III

THIS DEED made this 17th day of June, 2021 by and between

GRANTOR	GRANTEE
CRYSTAL SANCHEZ DORSEY and husband, DENNIS WILLIAM DORSEY	SHANE KLISAVAGE and wife, CHARISSE KLISAVAGE
950 Marguerite Drive Winston-Salem, NC 27106	3649 Pebble Lake Court Pfafftown, NC 27040

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:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

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.

For back title reference, see the deed recorded in Book 3408, Page 855, Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

[Signature] (SEAL) [Signature] (SEAL)
CRYSTAL SANCHEZ DORSEY DENNIS WILLIAM DORSEY

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Crystal Sanchez Dorsey and husband, Dennis William Dorsey, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), 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 17 day of June, 2021.

[Signature]
Notary Public
Name: Sarah Dawson
My Commission Expires: August 12, 2025



EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot Number 137, as shown on a plat entitled Lochurst, Section III (3B), as recorded in Plat Book 44, Page 145, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.