

Registrar's Memo 7/23/20
The actual time of instrument recordation was
Mar 4 2020 11:14:17AM
Jeff L Thigpen
Guilford County Register of Deeds

BK: R 8253
PG: 3042 - 3043
RECORDED: 2020013370 NO TAXABLE CONSIDERATION
03/04/2020 **NC FEE \$26.00**
11:13:30 AM **GUILFORD COUNTY, NC**
DEPUTY-GB **JEFF L. THIGPEN**
BY: SABRINA KNOX **REGISTER OF DEEDS**

NTC

DEED

[INTRAFAMILY TRANSFER. NO MONETARY CONSIDERATION. NO TITLE SEARCH. THIS TRANSFER IS BEING MADE TO EFFECT AN ESTATE PLAN.]

GRANTORS' NAME AND ADDRESS:
JOHN W. PLYBON and wife, JOAN D. PLYBON
7708 Betsy Bruce Ln.
Summerfield, NC 27358

GRANTEES' NAME AND ADDRESS:
JOHN W. PLYBON and/or SHAUN F. PLYBON, Trustees, or their successors in trust
under the PLYBON LIVING TRUST dated March 4, 2020
and any amendments thereto
7708 Betsy Bruce Ln.
Summerfield, NC 27358

PREPARED BY:
Blair D. McClanahan
528 College Road
Greensboro, NC 27410

AFTER RECORDING RETURN TO:
JOHN W. PLYBON and/or SHAUN F. PLYBON, Trustees
7708 Betsy Bruce Ln.
Summerfield, NC 27358

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:
JOHN W. PLYBON and/or SHAUN F. PLYBON
7708 Betsy Bruce Ln.
Summerfield, NC 27358

DEED

KNOW ALL PERSONS BY THESE PRESENTS, that JOHN W. PLYBON and wife, JOAN D. PLYBON, of Guilford County, North Carolina, herein called the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and transfer unto JOHN W. PLYBON and/or SHAUN F. PLYBON, Trustees, or their successors in trust under the PLYBON LIVING TRUST dated March 4, 2020, and any amendments thereto, herein called the Grantee, and unto Grantee's successors and assigns, all of that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Guilford County, North Carolina, described as follows, to wit:

All of Lots 16 and 17 of F. O. Whitaker Farm, Section 12, a map and plat of which is recorded in Plat Book 42, Page 41, in the Office of the Register of Deeds of Guilford County, North Carolina.

And being the same property acquired by Grantor by deed recorded in Book 2858, Page 213, Guilford County Registry.

To Have and to Hold the same unto the Grantee and Grantee's successors and assigns forever, subject to all Restrictive Covenants of Record, easements, rights of way of record, ad valorem taxes, and

all liens and records of encumbrance.

In construing this deed, and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve the Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

[THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED UNDER STATE LAW.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 4 day of March, 2020.

John W. Plybon (SEAL)
JOHN W. PLYBON, Grantor

Joan D. Plybon (SEAL)
JOAN D. PLYBON, Grantor

State of NORTH CAROLINA)
County of GUILFORD)

I, Casey Losinski a notary public of said county and state, hereby certify that JOHN W. PLYBON and wife, JOAN D. PLYBON, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal, this 4 day of March, 2020.

Casey Losinski
Notary Public

My Commission Expires: 1/23/23

