

2015010276 00219

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$416.00

PRESENTED & RECORDED

03/27/2015 04:51:43 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3222

PG: 4337 - 4339

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **416⁰⁰**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6878-04-0031.00**

Mail after recording to: 5161 Barrow Road, Kernersville, NC 27284

This instrument was prepared by: Bunch & Associates, PLLC.

THIS DEED made this 27th day of March, 2015 by and between

GRANTOR

**Bryan Steven Mabe and wife,
Roni Leanne Mabe
7280 Tin Roof Trail
Walkertown, NC 27284**

GRANTEE

**Justin C. Douthit and wife,
Mackenzie A. Douthit**

**Property Address:
5161 Barrow 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 and more particularly described as follows:

Please see attached "Exhibit A"

Submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2102, Page 1462, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

The above described property does does not include the primary residence of the 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:
Save and except easements and restrictions of record, if any, 2015 ad valorem taxes

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME) Bryan Steven Mabe (SEAL)
Bryan Steven Mabe

By: _____
Title: _____ Roni Leanne Mabe (SEAL)
Roni Leanne Mabe

By: _____ (SEAL)
Title: _____ (SEAL)

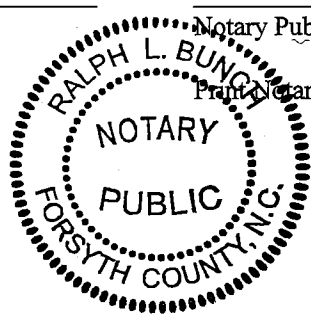
NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Bryan Steven Mabe and wife, Roni Leanne Mabe

Witness my hand and official stamp or seal, this the 27th day of March, 2015.

My Commission Expires: 3-9-2020



Notary Public
Print Notary Name: Ralph L. Bunch

EXHIBIT A

Property Description

(99-450/1431) Being a 1.718 acre, more or less, tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at the southeastern corner of the Middle American Homes and Enterprises, Ltd. property which is more particularly described in Book 1980 at Page 2899, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof; thence South $83^{\circ} 28' 06''$ West 354.64 feet to a point lying in the center of a fifty-foot (50-ft) wide right-of-way of Barrow Road (State Road 2013) Middle American's southwest corner; thence with the center of a fifty-foot (50-ft) wide easement and right-of-way North $10^{\circ} 56' 51''$ West 257.98 feet to an existing iron stake lying at the northwest corner of the Middle American Homes property described in Book 1980 at Page 2902; thence South $88^{\circ} 03' 46''$ East 293.42 feet to an existing iron stake, Middle American's northeast corner; thence South $28^{\circ} 01' 40''$ East 230 feet to the point and place of BEGINNING; containing 1.718 acres, more or less, according to a survey entitled "Map for Harry Boles", dated May 6, 1998, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 1350-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 310, Block 5422, on Map 666882, and is further the same property as that property described in Book 2002 at Page 3309 of the Forsyth County, North Carolina, Registry.

TOGETHER WITH AND SUBJECT TO the fifty-foot (50-ft) wide easements and rights-of-way which are more particularly described in Book 1411 at Pages 320 and 325 and Book 1980 at Pages 2899 and 2902 of the Forsyth County, North Carolina, Registry, reference to which are hereby made for a more particular description thereof. These easements and rights-of-way shall be appurtenant to and shall run with the above-described 1.718 acre tract of land.