



2016003770 00101

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$424.00

PRESENTED & RECORDED:
 02-02-2016 12:06:21 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3270
PG: 703-705

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 424.00

Tax Parcel Identifier No.: 6920-13-0079.00

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: Grantee Box 24

Brief description for the Index: 277 Stoltz St.

THIS DEED made this 24 day of January, 2016, by and between

GRANTOR

JOHN W. ATKINS AND WIFE,
 CAROL H. ATKINS

515 Blue Haven Road
 Kingsport, TN 37663

GRANTEE

PEGGY SCHMIDT EDWARDS

277 Stoltz Street
 Rural Hall, NC 27045

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description ✓ does does not include the primary residence of the grantor.

For back title reference, see the deed recorded in Book 2309, Page 4674, Forsyth County Registry.

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 all applicable easements, covenants and restrictions of record.

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

John W. Atkins (SEAL)
JOHN W. ATKINS

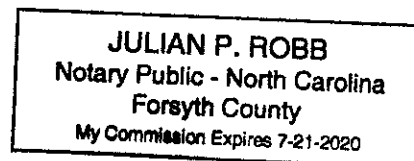
Carol H. Atkins (SEAL)
CAROL H. ATKINS

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that JOHN W. ATKINS either being personally known to me or proven by satisfactory evidence (said evidence being his driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes therein stated.

WITNESS my hand and notarial seal, this 29th day of January, 2016.

Julian P. Robb
Notary Public
Notary's Printed Name: Julian P. Robb
My Commission Expires: 7/21/2020



STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that CAROL H. ATKINS, either being personally known to me or proven by satisfactory evidence (said evidence being her driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes therein stated.

WITNESS my hand and notarial seal, this 29th day of January, 2016.

Julian P. Robb
Notary Public
Notary's Printed Name: Julian P. Robb
My Commission Expires: 7/21/2020

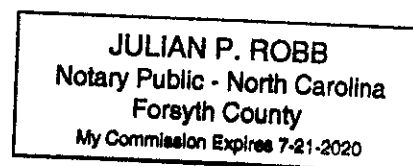


Exhibit "A"
Property Description

BEING all of that tract of land located in Bethania Township, Forsyth County, North Carolina, as described in Deed Book 995, Page 302, Forsyth County Registry, containing 4.61 acres more or less, and same being more particularly described as follows:

BEGINNING at a stake in Paynes' line (the old Moser Homeplace), said stake being 210.5 feet South 86° 15' East from the east margin of U. S. Highway #52, and runs with the Payne line South 86° 15' East 676.5 feet to a stake in the west margin of a road, thence with the west margin of a road South 2° 00' West 360 feet to a stake; thence North 88° West 570.7 feet to a stake in the east line of Lot No. 45; thence with the east margin of Lot No. 45 through 56 inclusive, a total distance of 407.6 feet being a point North 13° 05' West to the point of BEGINNING, Save and Except that parcel of land previously sold to William A. Kiger and wife by deed dated April 2, 1969 and recorded in Deed Book 982, Page 360 in the Office of the Register of Deeds, Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Together with any property owned by the Grantors that is described in Deed Book 825, Page 432 and in Deed Book 953, Page 448, Forsyth County Registry that is not otherwise set forth and contained within the hereinabove description which is intended to contain all of the property conveyed to the Grantors in those deeds so referenced and informally known as Tax Lot 302 and Tax Lot 301 of Forsyth County Tax Block 4935, as shown on the Maps of the Forsyth County Tax Supervisor.

Property Address: 277 Stoltz St., Rural Hall, NC 27045