



2016021133 00149

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$18.00

PRESENTED & RECORDED
06-03-2016 02:19:36 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPT

BK: RE 3289

PG: 3929-3931

*Nelson
Box # 179*

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$: *18.00*

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2016.
BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot on Baux Mountain Road

THIS DEED made this the 1st day of June, 2016, by and between:

<i>GRANTORS</i>	<i>GRANTEES</i>
KATHY H. WALKER, widow 1925 Hampton Road Germanton, NC 27019	JAMES FRANKLIN SHOUSE, JR. 5269 Spainhour Mill Road Tobaccoville, NC 27050

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property herein above-described was acquired by Grantor by instrument recorded in Book 1877, Page 2839.

A map showing the above-described property is recorded in Plat Book ____, Page ____.

This ____ was ____ was not the Grantor's primary residence.

The 2015 taxes have been paid.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

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

Kathy H. Walker (SEAL) _____ (SEAL)
KATHY H. WALKER

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 2px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2018</u></p> </div>	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that KATHY H. WALKER personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>3rd</u> day of <u>June</u>, 2016.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2018</u></p>
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EXHIBIT "A"

BEGINNING at an iron stake in the East right of way line of the Baux Mountain Road, said iron stake being in the Southwest corner of Lot No. 29, Section 1 of Laurel Springs, Map of which is recorded in Plat Book 23, Page 33, in the Forsyth County Registry; running thence South 87 degrees 00 minutes East 250.00 feet along the South line of said Lot No. 29, to an iron stake, a new corner; thence South 00 degrees 31 minutes 53 seconds West 131.68 feet, more or less, to a point in the North line of Bruce Tarkington; thence North 86 degrees 01 minute 04 seconds West 218.58 feet along the said North line to a point in the said East right of way line; thence along the said East right of way line as it curves to the right North 13 degrees 11 minutes 52 seconds West 133.1 feet, more or less, to the place of BEGINNING, being a lot from the Southwest corner of the 46 acres tract which is recorded in Deed Book 392, Page 107. Being the identical property as that described in Deed Book 943, Page 456, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

J.F.S. on June 3/2016

K.W. June 3, 2016