

2017016104 00102FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$110.00**

PRESENTED & RECORDED

04/27/2017 11:46:12 AM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3343

PG: 4016 - 4021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$//0.00

Tax Parcel #6867-14-0555.00

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee. 3165 Knoll Ridge Dr., Walkertown, NC 27051Brief Description for the Index: **TCT 0 BELEWS CREEK**THIS DEED made this 24th day of April, 2017, by and betweenGRANTOR(S)**BART E. ALLEN and wife
LINDA MCDONALD ALLEN,
JOYCE E. ALLEN,
SOLE HEIRS TO THE ESTATE OF
REBA CRUTCHFIELD ALLEN**GRANTEE(S)**STEPHEN LEE WARDEN and wife,
SHANNON PRATER WARDEN**Property Address: 0 BELEWS CREEK ROAD, WALKERTOWN, NC 27051

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.

WITNESSTH, 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 ATTACHED EXHIBIT "A"

This was _____ was not X the Grantor(s) primary residence

The above described property was conveyed to Grantor by deed recorded in Book **1658**, Page **1798**.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

Bart E. Allen (SEAL)
BART E. ALLEN

STATE OF North Carolina
Forsyth COUNTY

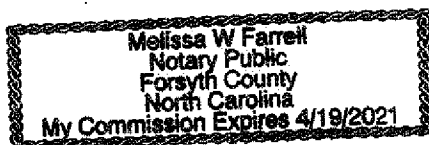
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **BART E. ALLEN**, Grantor(s).

Date: 4/24/2017

Melissa W. Farrell
Official Signature of Notary Public
Melissa W. Farrell
Printed or typed name of Notary Public

My Commission Expires: 4/19/2021

(Official Seal)



Joyce E. Allen (SEAL)
 JOYCE E. ALLEN

STATE OF 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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **JOYCE E. ALLEN**, Grantor(s).

Date: 4/24/2017

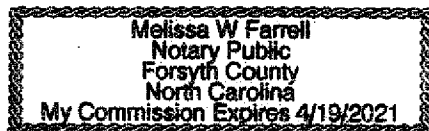
Melissa W. Farrell
 Official Signature of Notary Public

Melissa W. Farrell

Printed or typed name of Notary Public

My Commission Expires: 4/19/2021

(Official Seal)



Linda McDonald Allen (SEAL)
LINDA MCDONALD ALLEN

STATE OF 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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **LINDA MCDONALD ALLEN**, Grantor(s).

Date: 4/24/2017

Melissa W. Farrell
Official Signature of Notary Public
Melissa W. Farrell
Printed or typed name of Notary Public

My Commission Expires: 4/19/2021

(Official Seal)

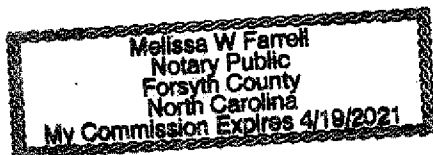


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

BEGINNING at an existing iron pipe (nail set at base bent EIP) in the Western right of way line of Walkertown-Guthrie Road at the Northeast corner of Reba C. Allen property as recorded in Book 1196, page 1582, in the Office of the Register of Deeds of Forsyth County, North Carolina, and also being the Southeast corner of property conveyed to Mabel Stafford Crutchfield as recorded in Deed Book 802, page 490, Forsyth County Registry and running thence with the North line of Reba C. Allen property, South 86° 29' 42" West 462.05 feet to an existing iron pipe; thence North 2° 00' West 146.77 feet to a new iron pipe; thence along a new line South 87° 42' 34" East 437.59 feet to a new iron pipe in the West right of way line of Walkertown-Guthrie Road; thence with the West right of way line of Walkertown-Guthrie Road, South 16° 03' 58" East 105.05 feet to the point and place of beginning and containing 1.279 acres, more or less, as shown on an unrecorded survey of Mabel Crutchfield Estate made by Larry L. Callahan Surveying Co., Inc. on October 14, 1988, a copy of said survey showing above tract together with a 1 acre tract, more or less, being conveyed to Maynard L. Crutchfield, et ux., being marked Exhibit "A" and attached hereto.

Also, being a portion of that property conveyed to Mabel Stafford Crutchfield in Deed Book 802, page 490.

EXHIBIT "A" CONTINUED

TRACT II:

BEGINNING at an iron stake in a soil road leading east from the old Belews Creek Road, said stake being the southeast corner of the Gospel Light Baptist Church Lot, and said stake being a northeast corner of M. W. Westmoreland, and a corner of the late William Peoples Land, running thence with said road and the said Peoples' line South 85° 51' East 355.0 feet to an iron stake in said road the southwest corner of the C. G. Griffin Lot, thence with the West line of said Griffin Lot North 02° 43' East 264.0 feet to an iron stake the northwest corner of said Griffin Lot, thence with the North line of said Griffin Lot South 85° 51' East 247.5 feet to an iron stake the Northeast corner of said Griffin Lot in the West line of J. P. Stafford Land; thence with the West line of said Stafford Land North 02° 43' East 366.5 feet to an iron stake said Staffords corner in the Line of Tract No. 1, of the Martha Stafford Lands, thence with the South line of said Tract No. 1, North 87° 17' West 425.0 feet to an iron stake on the Northwest edge of the Old Belews Creek Road, thence with the Northwest margin of said road, South 44° 09' West 627.8 feet to a stake the Northwest corner of the Gospel Light Baptist Church Lot, thence with the lines of said Church Lot the two following courses, South 85° 22' East 184.2 feet to an iron stake and South 14° 30' East 171.5 feet to the place of Beginning. Containing 8.34 acres, same being a part of Tract No. 3, as shown on the Map of the Martha Stafford Lands. See Map Book 8, page 106. Also being shown on the Forsyth County Tax Map as Lot 3D, Block 3251.

Save and except that parcel of land conveyed to Reba C. Allen as recorded in Deed Book 1037, page 645, in the Office of the Register of Deeds of Forsyth County, North Carolina.