

2017019706 00207

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$308.00

PRESENTED & RECORDED

05/22/2017 03:44:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3348**PG: 797 - 799**Mail deed and tax bills to Grantee: **7024 Smokerise Lane, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$308.00

Brief description: **8.068 acres along Baker Street**
Lots 102, 103, 104 and 105, G.T. Baker Place

GENERAL WARRANTY DEED

THIS DEED made this 22nd day of May, 2017, by and between:

GRANTOR:	GRANTEE:
BRIGHTON HOMES, INC., a North Carolina corporation	LESLIE R. MITCHELL
Grantor address: 110-B Shields Park Drive Kernersville, NC 27284	Grantee address: 7024 Smokerise Lane Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **Baker Street, Rural Hall, NC 27045**

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

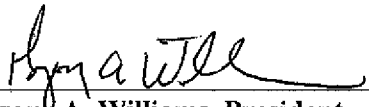
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Brighton Homes, Inc., a North Carolina corporation

 (Seal)
Gregory A. Williams, President

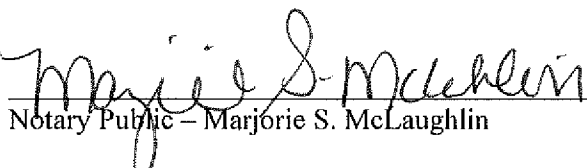
North Carolina, Forsyth County

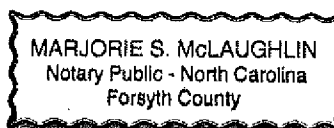
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Gregory A. Williams

May 22, 2017

Place notary seal below this line:


 Notary Public – Marjorie S. McLaughlin



My Commission Expires - February 12, 2020

EXHIBIT A**Leslie R. Mitchell****8.068 acres along Baker Street, Rural Hall, NC****Lots 102, 103, 104 and 105, G. T. Baker Place****Property Description:**

BEGINNING at an iron stake lying in the west right of way line of Baker Street in Rural Hall, NC, said iron stake marking the northeast corner of the within described property and the southeast corner of the Cassie M. Covington property; thence from said Beginning point along the west right of way line of Baker Street, South $11^{\circ} 42' 50''$ East 400.00 feet to an iron stake marking the northeast corner of the Jack M. Kiger property; thence with Kiger's north property line North $87^{\circ} 32' 00''$ West 943.39 feet to an iron stake along the east right of way line of the Southern Railroad; thence with the east right of way line of Southern Railroad the following two (2) courses and distances: (1) North $01^{\circ} 00' 26''$ West 291.43 feet to an iron stake; (2) North $01^{\circ} 03' 55''$ West 97.17 feet to an iron stake marking Covington's southwest corner; thence with Covington's south property line South $87^{\circ} 31' 41''$ East 869.05 feet to an iron stake along the west right of way line of Baker Street marking the point and place of BEGINNING. This description is in accordance with a survey prepared by John G. Bane, RLS dated May 21, 1979.

The above described property is also known and designated as Lots 102, 103, 104 and 105 as shown on the map of The G. T. Baker Place recorded in Plat Book 10, Page 166, Forsyth County Registry.

This is the same property as described in Book 2654, Page 3433, Forsyth County Registry and is designated as Tax PIN 6829-08-5053.00 (Block 4944, Lots 102,103,104 and 105) on the Forsyth County tax maps.