

**2019023698 00046**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$90.00**

PRESENTED & RECORDED  
 06/21/2019 09:55:01 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY

**BK: RE 3467**  
**PG: 105 - 107**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 90.00

Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 6596 Woodmere Dr, Walkertown, NC 27051

This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index:

THIS DEED made this   6   day of \_\_\_\_\_ June \_\_\_\_\_, 2019, by and between

GRANTOR	GRANTEE
<p><b>BEVERLY MCNEIL ABERCROMBIE and                      husband, GRAY ABERCROMBIE</b></p> <p>FORWARDING ADDRESS:</p> <p>PROPERTY ADDRESS IS ___ IS NOT <u>  X  </u>                      GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>JAMES MICHAEL MCNEILL</b></p> <p>PROPERTY ADDRESS:  <b>5655 Reidsville Rd                      Belews Creek, NC 27009</b></p>

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**

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 easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

[Signature] (SEAL)  
BEVERLY MCNEIL ABERCROMBIE

[Signature] (SEAL)  
GRAY ABERCROMBIE

State of Colorado - County of ARAPAHOE

I, Vicki L. Weiss, a Notary Public of ARAPAHOE County, State of Colorado, certify that BEVERLY MCNEIL ABERCROMBIE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 06 day of 06, 2019.

(SEAL) **VICKI L. WEISS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20104052605  
MY COMMISSION EXPIRES 01/07/2023**  
Vicki L. Weiss Notary Public  
My Commission Expires: 01/07/2023

State of Colorado - County of ARAPAHOE

I, Vicki L. Weiss, a Notary Public of ARAPAHOE County, State of Colorado, certify that GRAY ABERCROMBIE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 06 day of 06, 2019.

(SEAL) **VICKI L. WEISS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20104052605  
MY COMMISSION EXPIRES 01/07/2023**  
Vicki L. Weiss Notary Public  
My Commission Expires: 01/07/2023

## EXHIBIT A

Tract 1:

BEGINNING at a point in the North right of way line of U.S. Highway #158 (Reidsville Road) said point is located North 54 deg. 25 min. 38 sec. East 300 feet from a point marked by an iron that marks the Southeastern corner of James D. Whitaker (see DB 920, page 519 of the Forsyth County Registry) and the Southwestern corner of O. W. McMichael; thence from said BEGINNING point North 35 deg. 38 min. 00 sec. West 600.00 feet to a point marked by an iron in the center of a private easement; thence with the center of the private easement North 54 deg. 35 min. East 323.17 feet to a point marked by an iron; thence South 32 deg. 27 min. 50 sec. East 303 feet to a point marked by an iron; thence South 57 deg. 32 min. 10 sec. West 147.5 feet to a point marked by an iron; thence South 32 deg. 58 min. 26 sec. East 304.88 feet to a point in the North right of way line of U.S. Highway #158 (Reidsville Road); thence with the right of way line of said road South 54 deg. 25 min. 38 sec. West 145 feet back to the point and place of BEGINNING and containing 3.21 acres more or less as per survey by Larry L. Callahan in November of 1990 and being Lot. No. 2 of the O. W. McMichael Estate.

Tract 2:

BEGINNING at a point in the North right of way line of U.S. Highway #158 (Reidsville Road) said point is located North 54 deg. 25 min. 38 sec. East 445 feet from a point marked by an iron that marks the Southeastern corner of James D. Whitaker (see Deed Book 920, page 519 of the Forsyth County Registry) and the Southwestern corner of O. W. McMichael; thence from said BEGINNING point North 32 deg. 58 min. 26 sec. West 304.88 feet to a point marked by an iron; thence North 57 deg. 32 min. 10 sec. East 147.5 feet to a point marked by an iron; thence South 32 deg. 27 min. 50 sec. East 297 feet to a point marked by an iron in the North right of way line of U.S. Highway #158 (Reidsville Road); thence with the right of said road South 54 deg. 25 min. 38 sec. West 145 feet back to the point and place of BEGINNING and containing 1.01 acres more or less as per survey by Larry L. Callahan of November of 1990 and being Lot No. 2A of the O. W. McMichael Estate.