



2020005773 00018

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$136.00

PRESENTED & RECORDED:
02-11-2020 09:13:37 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3507
PG: 1489-1491

BOX 71

GENERAL WARRANTY DEED

Excise Tax: \$136.00

Tax Parcel ID No. 6838-75-9078.000 Verified by _____ County

on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 4 day of February, 2020, by and between

GRANTOR: Mary Aldridge, unmarried, Sole devisee under will of Ruth E. Aldridge 11E 634
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: MCMLXXXIV Musa of North Carolina Trust
whose mailing address is 331 Healy Drive, Unit 23531, Winston-Salem NC 27114
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 29, Page 143, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

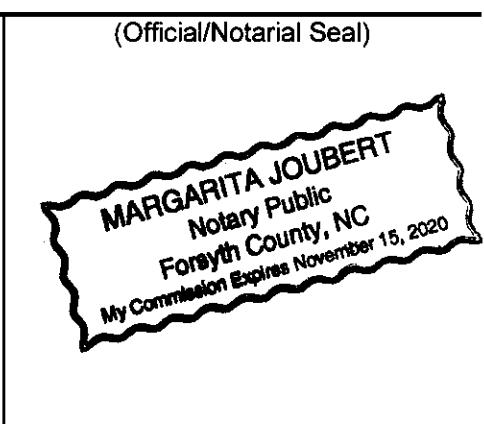
By: _____ Mary Aldridge (SEAL)
Print/Type Name & Title: _____ Mary Aldridge

By: _____ (SEAL)
Print/Type Name & Title: _____

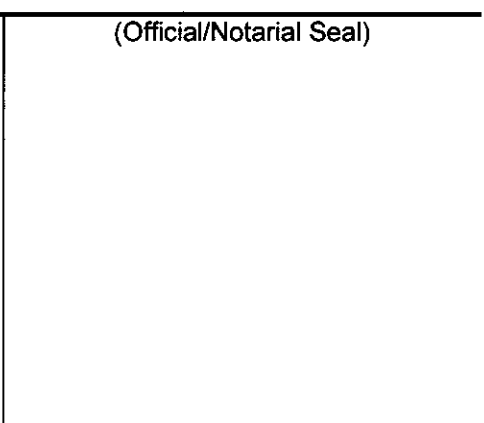
By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Mary Aldridge
_____ [insert name(s) of principal(s)].
Date: 02/04/2020
Margarita Joubert
Margarita Joubert Notary Public
Notary's Printed or Typed Name
My Commission Expires: 11-15-2020



State of _____
County of _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].
Date: _____
_____ Notary Public
Notary's Printed or Typed Name
My Commission Expires: _____



Tract 1- Beginning at a set iron rebar located in the east right of way line of Pineview drive and being the northwest corner of the property of Benjamin F. Jackson and Gail L. Jackson as set out in Deed Book 3158 Page 1464, Forsyth County Registry, thence from said beginning point with the right of way line of Pineview Drive North 03° 16' 19" East 113.66 feet to a set iron rebar; thence continuing North 12° 56' 02" 103.52 feet to a iron rebar; thence with the South line of Tommie Nelson Brittle Jr. (Deed Book 3152 Page 2504) North 89° 33' 09" East 464.50 feet to a set iron rebar; thence South 21° 09' 19" West 104.56 feet to a found iron rebar; thence continuing South 20° 34' 56" West 123.09 feet to a solid iron found; thence South 89° 16' 18" West 413.17 feet to the point and place of beginning.

Said tract being all of the property described in Deed Book 902 Page 143, containing 1.04 acres more or less and the first tract in Deed in Book 872 Page 88, containing 1.13 acres more or less.

Tract 2- Beginning at a set iron rebar, said beginning point being the Southeast corner of the property of Charles W. Long as recorded in Deed Book 2693 Page 462 Forsyth County Registry; thence from said beginning point North 01° 26' 18" East 213.03 feet to a found iron rebar; thence South 88° 01' 06" East 282.22 feet to an old iron pipe found; thence North 89° 31' 11" East 399.20 feet to a set iron rebar; thence South 00° 46' 59" West 668.11 feet to a set iron rebar; thence North 89° 36' 30" West 1189.30 feet to a set iron rebar; thence North 21° 24' 24" East 280.83 feet to a set iron rebar; thence North 20° 49' 10" East 210.22 feet to a set iron rebar in the South line of said Charles W. Long; thence with Long's South line South 89° 12' 51" East 334.64 feet to the point and place at beginning. Said Tract containing 14.85 acres more or less and being the second tract on that deed as being described in Deed Book 872 page 88.

Together with and subject to an easement for ingress and egress over a roadway as more fully described in Deed Book 488 page 456.