

202008154 00200

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

\$10.00
PRESENTED & RECORDED
02/27/2020 03:54:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3510
PG: 1017 - 1019

[THIS SPACE FOR RECORDING INFORMATION]

NXS1143354

SPECIAL WARRANTY DEED

AFTER RECORDING RETURN TO:

Grantees

Nexuss
2530 Red Hill Ave Suite 110
Santa Ana, CA 92705

Excise Tax: \$ 10.00

Parcel Identifier No. 6920-13-0079 Verified by _____ County
 on the ____ day of _____ 20____
 By: _____

Prepared by : **Norman M. York, Esq.**
 Mail Tax Statements to: Grantee
 Brief description for the Index: _____
PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO ADVICE GIVEN

THIS DEED made this 24th day of Feb, 2020 by and between

GRANTORS	GRANTEES
PEGGY SUE SCHMIDT POTEAT, also known as Peggy Schmidt Edwards, joined by her spouse JERRY MARTIN POTEAT 277 Stoltz Street Rural Hall, NC 27045	PEGGY SUE SCHMIDT POTEAT and JERRY MARTIN POTEAT, wife and husband, as tenants by the entirety 277 Stoltz Street Rural Hall, NC 27045

The designation Grantors and Grantees 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

submitted electronically by "Unisource National Lender Services"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH:

That the said **GRANTORS**, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these present do hereby give, grant bargain, sell and convey unto the **GRANTEES**, all of that certain tract or parcel or real property situated, lying and being in Forsyth County, North Carolina, and more particularly described as follows:

BEING ALL OF THAT TRACT OF LAND LOCATED IN BETHANIA TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AS DESCRIBED IN DEED BOOK 995, PAGE 302, FORSYTH COUNTY REGISTRY, CONTAINING 4.61 ACRES MORE OR LESS, AND SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN PAYNES' LINE (THE OLD MOSER HOMEPLACE), SAID STAKE BEING 210.5 FEET SOUTH 86 DEGREES 15' EAST FROM THE EAST MARGIN OF U. S. HIGHWAY #52, AND RUNS WITH THE PAYNE LINE SOUTH 86 DEGREES 15' EAST 676.5 FEET TO A STAKE IN THE WEST MARGIN OF A ROAD, THENCE WITH THE WEST MARGIN OF A ROAD SOUTH 2 DEGREES 00' WEST 360 FEET TO A STAKE; THENCE NORTH 88 DEGREES WEST 570.7 FEET TO A STAKE IN THE EAST LINE OF LOT NO. 45; THENCE WITH THE EAST MARGIN OF LOT NO. 45 THROUGH 56 INCLUSIVE, A TOTAL DISTANCE OF 407.6 FEET BEING A POINT NORTH 13 DEGREES 05' WEST TO THE POINT OF BEGINNING, SAVE AND EXCEPT THAT PARCEL OF LAND PREVIOUSLY SOLD TO WILLIAM A. KIGER AND WIFE BY DEED DATED APRIL 2, 1969 AND RECORDED IN DEED BOOK 982, PAGE 360 IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH ANY PROPERTY OWNED BY THE GRANTORS THAT IS DESCRIBED IN DEED BOOK 825, PAGE 432 AND IN DEED BOOK 953, PAGE 448, FORSYTH COUNTY REGISTRY MAT IS NOT OTHERWISE SET FORTH AND CONTAINED WITHIN THE HEREINABOVE DESCRIPTION WHICH IS INTENDED TO CONTAIN ALL OF THE PROPERTY CONVEYED TO THE GRANTORS IN THOSE DEEDS SO REFERENCED AND INFORMALLY KNOWN AS TAX LOT 302 AND TAX LOT 301 OF FORSYTH COUNTY TAX BLOCK 4935, AS SHOWN ON THE MAPS OF THE FORSYTH COUNTY TAX SUPERVISOR.

BEING THE SAME PROPERTY AS CONVEYED FROM JOHN W. ATKINS AND WIFE, CAROL H. ATKINS TO PEGGY SCHMIDT EDWARDS BY DEED DATED JANUARY 29, 2016 AND RECORDED FEBRUARY 2, 2016 IN BOOK RE 3270, PAGE 703 IN FORSYTH COUNTY, NORTH CAROLINA.

PROPERTY ADDRESS: 277 Stoltz Street, Rural Hall, NC 27045
The legal description was provided by agent for grantor.

Subject to all matters of record and ad valorem taxes for the current year.

TO HAVE AND TO HOLD the above described premises, with all appurtenances thereunto belonging, or in anywise appertaining, unto the **GRANTEES**, their heirs and successors and assigns, forever.

And the GRANTORS covenant with the GRANTEES that GRANTORS have done nothing to impair such title as GRANTORS received and that GRANTORS will warrant and defend the title against the lawful claims of all persons claiming by, under or through GRANTORS, except for the exceptions herein stated.

THE GRANTORS have hereunto set a hand on this 24th day of February, 2020.

Peggy Sue Schmidt Poteat
ALSO KNOWN AS Peggy Sue Schmidt Edwards (SEAL)
PEGGY SUE SCHMIDT POTEAT,
also known as Peggy Schmidt Edwards

Jerry Martin Poteat (SEAL)
JERRY MARTIN POTEAT

STATE OF NORTH CAROLINA } COUNTY OF Forsyth } SS

I, Alvin E. Carlisle, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that PEGGY SUE SCHMIDT POTEAT, also known as Peggy Schmidt Edwards personally appeared before me this 24th day of February, 2020, and acknowledged the due execution of the foregoing instrument and swore that she is married to Jerry Martin Poteat.

Witness my hand and official seal this 24th day of February, 2020.

My Commission Expires 3-17-2021
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires March 17, 2021

Alvin E. Carlisle
Notary Public for North Carolina

STATE OF NORTH CAROLINA } COUNTY OF Forsyth } SS

I, Alvin E. Carlisle, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that JERRY MARTIN POTEAT, personally appeared before me this 24th day of February, 2020, and acknowledged the due execution of the foregoing instrument and swore that he is married to Peggy Sue Schmidt Poteat, also known as Peggy Schmidt Edwards.

Witness my hand and official seal this 24th day of February, 2020.

My Commission Expires: 3-17-2021
Alvin E. Carlisle
Notary Public for North Carolina

ALVIN E CARLISLE
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires March 17, 2021