



202008540 00057

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

\$480.00

PRESENTED & RECORDED:

03-02-2020 09:40:09 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3510

PG: 3510-3513

Address of Grantee: 2705 Piney Mountain Road, Walnut Cove, NC 27052

Address of Grantor: P.O. Box 506, High Point, NC 27261

Property is not the residence of the Grantor.

Excise tax: \$480.00

This instrument was prepared by: Samuel M. Booth *Box 16*

Brief description for the Index: 8235 Nautical Point Dr.

PIN: 6980-45-5865

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 18<sup>th</sup> day of February, 2020, by and between

**GRANTOR**

**GRANTEE**

**WINDSOR INVESTMENTS OF NORTH  
CAROLINA, LLC**

**BARBARA LANKFORD WATTS**

a NC limited liability company

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:

**4.05 acres on Nautical Point Drive** with easements as more fully described in **EXHIBIT A** attached hereto and incorporated herein by reference.

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

And the Grantor covenants that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whomsoever except for the following exceptions: easements and rights of way of record, and current year ad valorem taxes to be prorated.

IN WITNESS WHEREOF, the Grantor by and through its duly authorized manager has hereto set

his hand and seal for and on behalf of the Grantor.

WINDSOR INVESTMENTS OF NORTH CAROLINA, LLC (Seal)

By: Clyde W. McDonald, Manager  
Clyde W. McDonald., Manager

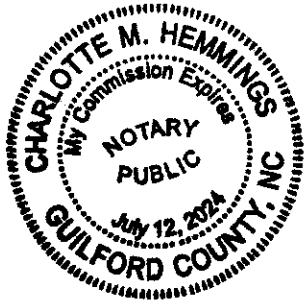
NORTH CAROLINA - FORSYTH COUNTY

I, a Notary Public of the County of Guilford and State aforesaid, certify that CLYDE W. McDONALD who, being by me duly sworn says that he is a Manager of WINDSOR INVESTMENTS OF NORTH CAROLINA, LLC, a North Carolina limited liability company, and that the foregoing instrument was voluntarily and duly executed by him for an on behalf of said limited liability company. WITNESS my hand and official stamp or seal, this 18th day of February, 2020.

Charlotte M. Hemmings

Print name Charlotte M. Hemmings, Notary Public

My commission expires: July 12th, 2024



**EXHIBIT A:****TRACT:**

Beginning at a pin in the center of a roadway herein granted for easement purposes, said pin being located in the following manner: Beginning at a point in the centerline of an existing roadway, said point being marked "Point B" on the boundary of the Duke Power Company Property as shown on map recorded in Deed Book 1013 page 108, Forsyth County Registry; and running thence South 11 degrees West 462.0 feet to a point; thence South 13 degrees 08 minutes West 344.15 feet to a point; thence South 9 degrees 40 minutes West 400.0 feet to a pin, the beginning; and running thence from said beginning point South 6 degrees 22 minutes West 210.0 feet along the centerline of said roadway; thence South 0 degrees 42 minutes East 200 feet to a pin; thence South 88 degrees 39 minutes West 419.9 feet to an iron stake; thence North 31 degrees 1 degree 31 minutes West 410.0 feet to an iron stake; thence South 88 degrees 29 minutes West 451.55 feet to the place of Beginning and being a 4.05 acre tract of the Green-Hi-Win Farm Property as shown on an unrecorded survey by Joseph Parks Bennett, Jr. dated August 9, 1977.

Together with easements for access:

**Easement No. 1:**

Being a 60 foot wide right of way with centerline located at an iron stake, the southeast corner of the 4.05 acre tract hereinabove described, said centerline extending thence: North 0 degrees 41 minutes West 200 feet; North 6 degrees 22 minutes East 210.0 feet; North 9 degrees 40 minutes East 400 feet; North 13 degrees 8 minutes East 344.15 feet to the centerline of an existing roadway, Easement No. 2, below described; Said ending point being situate South 11 degrees West 462 feet from point B located on the boundary of the Duke Power Company Property, as shown on map recorded in Deed Book 1913, page 108, Forsyth Registry; said roadway extending 30 feet on each side of the centerline here described.

**Easement No. 2:**

Beginning at an iron pin located on the East side of the existing road in the line of Charles D. Montgomery and runs thence South 38 degrees 47 minutes West crossing said road 60 feet to an iron pin located on the West side of the road; thence North 51 degrees 13 minutes West 199.97 feet to an iron pin; thence on a curve to the left, North 77 degrees 48 minutes West 402.0 feet (chord measurement) to an iron pin; thence South 57 degrees 19 minutes 73.43 feet to an iron pin on the East side of the existing paved road; thence North 79 degrees 2 minutes West crossing the paved road 60 feet to an iron pin on the West side of the paved Road; thence North 11 degrees East 462 feet to an iron pin; thence North 24 degrees 19 minutes East 186.07 feet to an iron pin; thence North 30 degrees 9 minutes East 28.99 feet to an iron pin in the line of C. L. Neal; thence with the line of C. L. Neal, North 52 degree 52 minutes East

599.38 feet to a nail in pavement; thence North 15 degrees 23 minutes East 71.05 feet to a tack in a wood stake in the approximate center of the Southern Railroad track; thence North 28 degrees 6 minutes 47.8 feet to an iron in the South right of way line of Old N.C. Highway #65; thence with the said South right of way line, South 62 degrees 14 minutes East crossing the road 60 feet to an iron pin; thence South 28 degrees 6 minutes West 47.8 feet to an iron in the approximate center of the Southern Railroad track; thence South 14 degrees 22 minutes West 18.53 feet to an iron pin; thence South 52 degrees 52 minutes West 607.71 feet to a point; thence South 30 degrees 9 minutes West 13.86 feet to an iron pin; thence South 25 degrees 16 minutes West 164.85 feet to an iron pin; thence South 11 degrees West 349.82 feet to an iron pin; thence South 55 degrees 23 minutes East 29.91 feet to an iron pin; thence on a curve to the right, the following courses and distances: North 81 degrees 31 minutes East 104.85 feet to an iron pin; South 85 degrees 10 minutes East 132.34 feet to an iron pin; South 74 degrees 18 minutes East 60.03 feet to an iron pin and South 61 degrees 13 minutes East 174.44 feet to an iron pin in the line of Charles D. Montgomery; thence South 51 degrees 13 minutes East 199.97 feet to an iron pin, the point of Beginning and being a 60 foot wide strip of land across property as shown on an unrecorded plat of the property prepared by James R. Burrow, RLS, L-904, dated July 8, 1975.

Being the same property as described in Book 2055 page 3287, Forsyth Registry and for further reference see Book 2993 page 2761, Forsyth Registry.