



2020033932 00102

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$270.00**

PRESENTED & RECORDED:  
 08-07-2020 12:07:01 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY

**BK: RE 3543**  
**PG: 896-898**

## NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$270.00

D. Nelson Box 79

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
 BY: \_\_\_\_\_

**Mail/Box to: Grantee @ SEE ADDRESS BELOW**

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 1.178 acres +/-

**THIS DEED** made this the 4th day of August, 2020, by and between:

<b>GRANTORS</b>	<b>GRANTEE</b>
<b>GLADYS F. SHULER, unmarried, By and            through her Attorney-in-Fact, SANDRA GAIL            FLIPPIN DUGGINS            335 Petree Road            Winston-Salem, NC 27106</b>	<b>GRADY R. HAWKS            P.O. Box 651            Rural Hall, NC 27045</b>

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Property address: 205 Stoltz Street, Rural Hall, NC 27045**

**Parcel #6920-12-3810.00**

The property herein above-described was acquired by Grantors in Deed Book 2965, Page 3682.

A map showing the above-described property is recorded in Plat Book \_\_\_, Page \_\_\_.

This was the Grantor's primary residence.

The 2019 taxes have been paid.

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

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Any Easements, Right-of-Ways and Restrictions of Record.**

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

*Gladys F. Shuler* by  
*Sandra Gail Flippin Duggins* (SEAL) (SEAL)  
 GLADYS F. SHULER, By and through her  
 Attorney-in-Fact, SANDRA GAIL FLIPPIN DUGGINS

<p>Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px;"> <p><b>KAREN S. BRANSCOME</b>          Notary Public          Stokes County, NC          My Commission Expires <b>4-15-2023</b></p> </div>	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that SANDRA GAIL FLIPPIN DUGGINS, attorney-in-fact for GLADYS F. SHULER personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of GLADYS F. SHULER; and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina in Book <u>2970</u>, at Page <u>3020</u>, and that this instrument was executed under and by virtue of the authority given by said instrument granting her a power of attorney; that the said SANDRA GAIL FLIPPIN DUGGINS, attorney-in-fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of GLADYS F. SHULER. I further certify that I am not a party to the attached instrument. Witness my hand and Notarial stamp or seal this <u>7th</u> day of <u>August</u>, 2020.</p> <p><i>Karen S. Branscome</i>          Notary Public          My Commission Expires: <u>4-15-2023</u></p>
--	--

## EXHIBIT "A"

BEGINNING at a point marked by an iron in the East line of Otis B. Parrish (Deed Book 1124, Page 711); said point being located North 4 degrees 46 minutes 32 seconds East 19.95 feet from an existing iron marking the Southeastern corner of said Otis B. Parrish; thence running North 4 degrees 31 minutes 37 seconds East 179.10 feet to a point marked by an existing iron; thence North 85 degrees 46 minutes 42 seconds West 100.11 feet to a point; thence North 4 degrees 31 minutes 02 seconds East 140.80 feet to a point marked by an existing iron; thence South 88 degrees East 206.75 feet to a point marked by an existing iron in the Western margin of Holmes Street (passing through an existing iron at 12.94 feet); thence South 01 degree 57 minutes 30 seconds West with the Western margin of Holmes Street 326.01 feet to a point, said point being located South 53 degrees 02 minutes 34 seconds East 2.63 feet from an existing iron pin; thence North 86 degrees 19 minutes 23 seconds West 121.08 feet back to the point and place of beginning and containing 1.178 acres, more or less as per survey by G. Stephen Lineback, RLS March 25, 1986.