



**2020038788 00149**

FORSYTH CO, NC FEE \$26.00

**GIFT DEED**

PRESENTED & RECORDED:  
09-02-2020 02:25:10 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3549**

**PG: 1315-1317**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ \_\_\_\_\_ **NO TITLE SEARCH/NO CLOSING**

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

BY: \_\_\_\_\_

**Mail/Box to:** GRANTEE @ SEE ADDRESS BELOW Box 79

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

Brief description for the index: 1.12 acres, more or less

**THIS DEED** made this the 1st day of September, 2020, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
<b>JUSTIN K. ARRINGTON,</b> unmarried PO Box 533 Pfafftown, North Carolina 27040	<b>JENNIFER MERRITT WOOD</b> unmarried 4966 Yadkinville Road Pfafftown, North Carolina 27040

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 FORSYTH County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.**

PROPERTY ADDRESS: 5000 Yadkinville Road, Pfafftown, NC 27040  
 FORSYTH CO. TAX PIN# 5897-56-6780.00

As per NCGS § 105-317.2 the foregoing property [X]does not include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 3320, Page 1640.

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

**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:

Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

Justin K. Arrington (SEAL)  
JUSTIN K. ARRINGTON


<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that JUSTIN K. ARRINGTON personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>21</u> day of <u>September</u> 2020.</p> <p><u>H. Dwight Nelson</u> Notary Public My Commission Expires: <u>07/13/2013</u></p>
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EXHIBIT "A"

BEGINNING at a triple Oak Tree the South side of U. S. Highway 421, said Oak Tree being Louise Willis Northeast corner, running thence with the South side of said U.S. Highway 421 twenty feet more or less, South of the center line North 82 degrees 45 minutes East 156 feet to an iron stake over a culvert, a new corner; thence with Bill Branch whose random line is South 8 degrees 59 minutes East 242 feet to an iron stake on the West side of Branch 6 feet West of the Center; thence another new line South 49 degrees 59 minutes West 187.8 feet to a stake of 193.8 feet from the center of Bill Branch to said stake in Louise Willis East line a new corner; thence with said East line of said Louise Willis North 8 degrees 09 seconds West 343.5 feet to the point of beginning, containing 1.12 acres, more or less.