



2020050546 00232

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$50.00

PRESENTED & RECORDED:
11-06-2020 03:14:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3564
PG: 2774-2777

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$50.00

NO TITLE SEARCH/NO CLOSING

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: Lots 13 and 14 of the John Caudle Property

THIS DEED made this the 7th day of October, 2020, by and between:

GRANTORS	GRANTEE
<p>BOBBY L. MIDDLETON, aka BOB L. MIDDLETON And wife, BETTY A. MIDDLETON, aka BETTY ALLEN MIDDLETON, By and through her Attorney-in-Fact, BOBBY L. MIDDLETON 257 Trinity Church Road King, NC 27021 ½ undivided interest</p>	<p>C.W. MYERS TRADING POST 2718 N. Liberty Street Winston-Salem, NC 27105</p>

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: 127 Oak Summit Road, Winston-Salem, NC 27105
Parcel #6828-34-8003.00

The property herein above-described was acquired by Grantors in Deed Book 2077, Page 1120.
A map showing the above-described property is recorded in Plat Book 8, Page 99.
This was not the Grantor's primary residence.
The 2019 taxes have been paid.

Original to: Gerald Spangh

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. To the extent of 1/2 undivided interest.

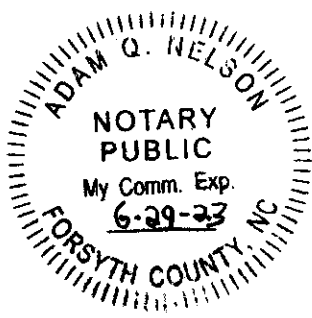
And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons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

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

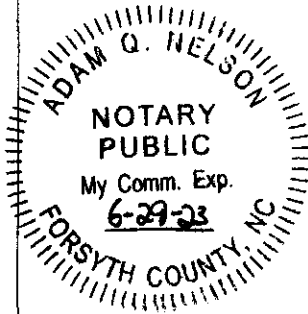
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bobby L. Middleton (SEAL)
BOBBY L. MIDDLETON, aka BOB L. MIDDLETON

Betty A. Middleton
By Bobby L. Middleton AIF (SEAL),
BETTY A. MIDDLETON, aka BETTY ALLEN MIDDLETON, By her Attorney-in-Fact, BOBBY L. MIDDLETON

<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that BOBBY L. MIDDLETON personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>29th</u> day of <u>October</u>, 2020.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2023</u></p>
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Seal-Stamp



State of North Carolina – County of Forsyth

I, the undersigned Notary Public of Forsyth County and State aforesaid certify that BOBBY L. MIDDLETON, attorney-in-fact for BETTY ALLEN MIDDLETON personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of BETTY ALLEN MIDDLETON; and that his 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 3557, at Page 3442, and that this instrument was executed under and by virtue of the authority given by said instrument granting him a power of attorney; that the said BOBBY L. MIDDLETON, attorney-in-fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of BETTY ALLEN MIDDLETON. I further certify that I am not a party to the attached instrument. Witness my hand and Notarial stamp or seal this 29th day of October, 2020.

Adam Q. Nelson

Notary Public

My Commission Expires: June 29, 2023

EXHIBIT "A"

BEGINNING at an iron stake at the intersection of Oak Summit Road and a 40 foot road running thence in an easterly direction with the north side of Oak Summit Road 64 feet to an iron stake, the southwest corner of Lot No. 14; thence in a northerly direction with the line of Lot No. 14, 240 feet to an iron stake, the northwest corner of Lot No. 14 in Clayton's line; thence in a southwestern direction with Clayton's line 57 feet to an iron stake in the Eastern side of a 40 foot street thence in a southerly direction with said 40 foot street 227.5 feet to the place of Beginning. Same being known and designated as Lot No. 13 on the Map of John Caudle Property, situated on Rural Hall and Oak Summit Roads, recorded in Register of Deeds Office of Forsyth County, North Carolina.

2nd Lot: Lot No. 14 in the Plat of John Caudle Property. See Plat Book 8, Page 99. Fronting 64 feet on Oak Summit Road and running back a distance of 253 feet on the East side and 240 feet on the West side.

Together it makes a deed for Lots 13 and 14 in said John Caudle Property same being shown on Blue Print recorded in Book of Plats 8, Page 99.

This property was owned by John Caudle and wife Laura A. Caudle by the entireties and upon the death of John Caudle became the sole property of Laura A. Caudle.