

2020056847 00003
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1310.00
PRESENTED & RECORDED
12/14/2020 08:08:21 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY
BK: RE 3572
PG: 3576 - 3579

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,310.00
Parcel Identifier No. 5888-36-5038 and a portion of 5888-37-7827 Verified by Forsyth County on the ____ day
of December, 2020
By: _____

Mail/Box to: Bell, Davis & Pitt, P.A., P.O. Box 21029, Winston-Salem, NC 27120-1029

This instrument was prepared by: Leigh C. Bagley

Brief description for the Index: 4511 Vienna-Dozier Rd., Pfafftown, NC 27040; being all of Tax Block 4602

THIS DEED made this 11 day of December, 2020, by and between

| GRANTOR | GRANTEE |
|--|---|
| DULANEY GLEN and WENDY W. GLEN, each individual residents of North Carolina 4625 Vienna Dozier Road Pfafftown, NC 27040 | ROBERT D. MACARTHUR, JR. and FRIEDA M. MENZER, each individual residents of North Carolina 913 Ann Street Beaufort, NC 28516 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character
of entity, e.g. corporation or partnership.

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 Pfafftown, Vienna Township, Forsyth County, North Carolina and more
particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instruments recorded in: 1) Deed Book 1564, at Page 770; and 2) Deed Book 1283, at Page 776, Forsyth County Registry;

All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of Grantor.

A Plat showing a portion the above described property is recorded in Plat Book/Slide _____, Page _____, Forsyth County Registry.

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:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and ad valorem taxes for each year subsequent thereto.

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

GRANTOR:

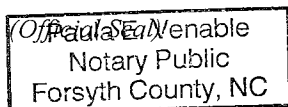
By: Dulaney Glen
Dulaney Glen

By: Wendy W. Glen
Wendy W. Glen

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following persons personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein: Dulaney Glen and Wendy W. Glen.

Date: December 11, 2020



Paula E. Venable
Official Signature of Notary

Paula E. Venable
Notary's Printed or Typed name

My Commission Expires: 11-22-2023

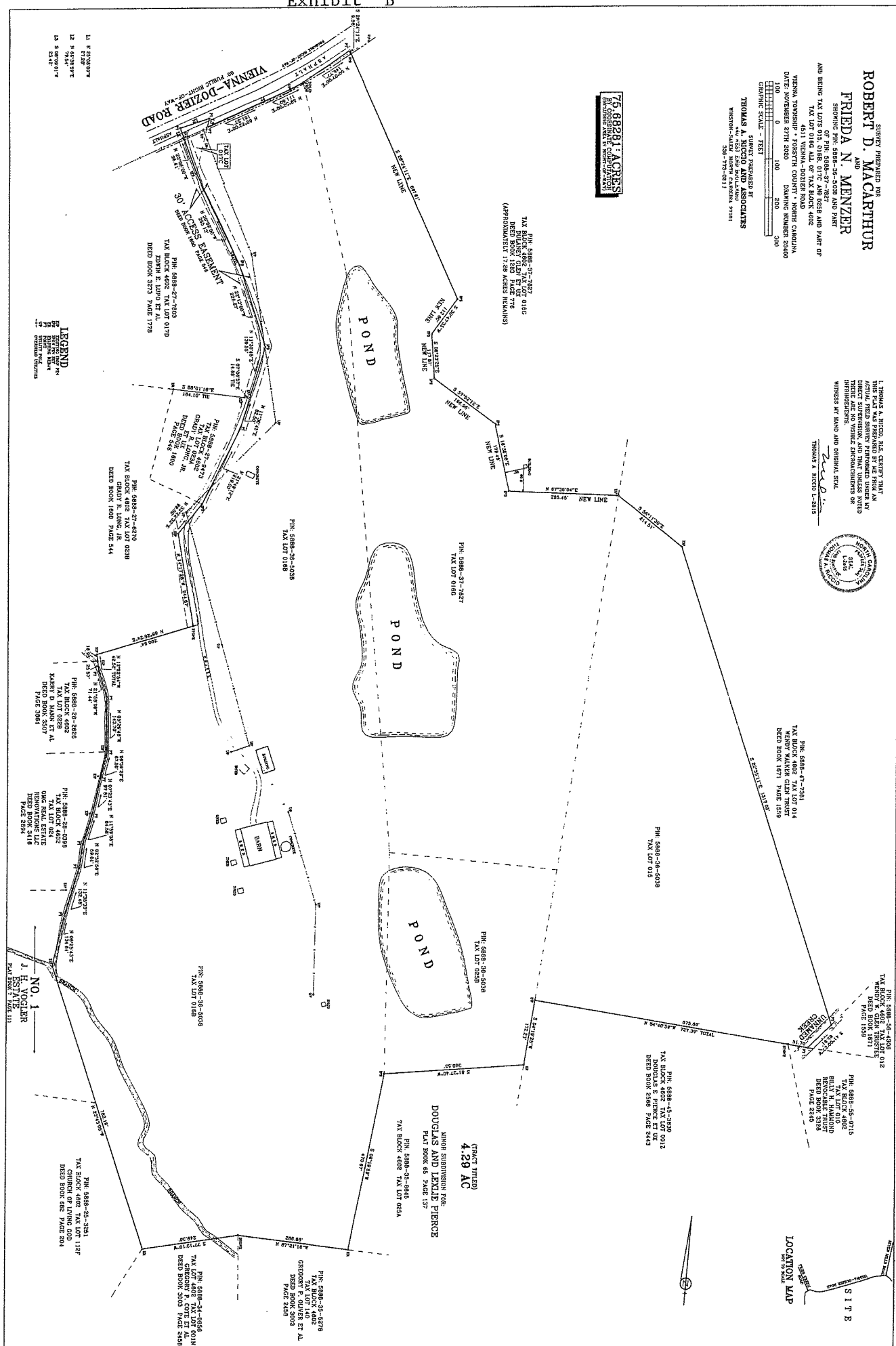
EXHIBIT "A"

Legal Description

BEGINNING at an iron pin set at the intersection of the northeastern most corner of Edwin E. Lupo et al (see Deed Book 3273 Page 1778 Forsyth Registry), the eastern right of way line of Vienna Dozier Road, and a point in the northwestern line of tax lot 17C block 4602 of the Forsyth County tax maps as presently constituted; running thence from said BEGINNING POINT north 25° 06' 00" west 27.28 feet to a point in the asphalt portion of Vienna Dozier Road; thence north 66° 38' 59" east 79.54 feet to a point in the asphalt portion of Vienna Dozier Road; thence south 08° 09' 01" west 23.42 feet to a point; thence with the eastern right of way line of Vienna Dozier Road north 60° 23' 00" east 161.33 feet to a point; thence north 59° 52' 00" east 111.80 feet to a solid iron; thence north 50° 07' 00" east 146.77 feet to a point in the right of way of Vienna Dozier Road; thence south 28° 24' 11" east 9.56 feet to an iron pin set; thence on a new line of Dulaney Glen et ux (see Deed Book 1283 Page 776 Forsyth Registry) south 28° 24' 11" east 697.61 feet to an iron pin set; thence on a new line south 30° 47' 35" west 112.60 feet to an iron pin set; thence on a new line south 08° 23' 25" east 117.87 feet to an iron pin set; thence on a new line south 38° 15' 16" east 352.37 feet to an iron pin set; thence on a new line north 87° 36' 04" east 285.45 feet to an existing iron pin; thence with the line of Wendy Walker Glen Trust (see Deed Book 1671 Page 1559 Forsyth Registry) south 56° 11' 30" east 214.51 feet to an existing iron pipe and continuing south 22° 35' 11" east 1317.03 feet to a point in an unnamed creek; thence with the line of Wendy W. Glen Trustee (see Deed Book 1671 Page 1559 Forsyth Registry) south 41° 00' 27" west 85.91 feet to a point in an unnamed creek; thence with the line of Billy H. Hammond Revocable Trust (see Deed Book 3328 Page 2245 Forsyth Registry) north 84° 40' 59" west 51.70 feet to a stone and continuing north 84° 40' 59" west 675.69 feet to an existing iron pin; thence with the western line of Douglas E. Pierce et ux (see Deed Book 2566 Page 2443 Forsyth Registry) south 04° 19' 25" west 172.23 feet to an existing rebar; thence with the northern line of a 4.29 acre tract titled "Minor Subdivision for Douglas and Lexlie Pierce (Plat Book 65 Page 137 Forsyth Registry) south 81° 37' 40" west 360.53 feet to an iron pin set; thence with the western line of the above referenced 4.29 acre tract south 06° 19' 59" west 470.67 feet to an existing rebar; thence with the northern line of Gregory P. Oliver et al (see Deed Book 3003 Page 2458 Forsyth Registry) north 87° 21' 16" west 286.86 feet to a stone; thence with the northern line of Gregory P. Cote et al (see Deed Book 3003 Page 2458 Forsyth Registry) south 77° 13' 10" west 249.36 feet to an existing rebar; thence with the eastern line of Church of Living God (see Deed Book 682 Page 204 Forsyth Registry) and No. 1 of the J. H. Vogler Estate (see Plat Book 7 Page 111 Forsyth Registry) north 22° 43' 05" west 782.19 feet to an existing iron pin; thence north 08° 25' 43" east 134.64 feet to a point and continuing north 11° 35' 33" east 132.48 feet to a point; thence with the line of OMG Real Estate Renovations LLC (see Deed Book 3416 Page 2894 Forsyth Registry) north 02° 52' 56" east 59.01 feet to a point; thence north 11° 59' 36" east 84.58 feet to a point; thence north 07° 23' 43" east 97.81 feet to a point; thence north 08° 39' 29" east 67.50 feet to a point; thence with the line of Karry D. Mann et al (see Deed Book 3507 Page 3864 Forsyth Registry) north 05° 26' 48" west 143.70 feet to a point; thence north 21° 58' 09" west 71.44 feet to a point; thence north 12° 22' 54" west 25.57 feet to an existing iron pipe and continuing north 12° 22' 54" west 16.95 feet to an existing iron pipe; thence with the southern line of Grady R. Long, Jr. north 68° 25' 24" east 260.54 feet to a stone; thence with the eastern line of Grady R. Long, Jr. (see Deed Book 1600 Page 544 and 546 Forsyth Registry) north 14° 17' 28" west 244.67 feet to an existing iron pin; thence north 33° 22' 32" east 99.00 feet to an iron pin set; thence north 21° 49' 12" east 219.03 feet to a point; thence north 11° 30' 45" east 82.50 feet to an existing iron pin; thence with the eastern line of Edwin E. Lupo et al (see Deed Book 3273 Page 1778 Forsyth Registry) north 11° 30' 45" east 139.55 feet to an iron pin set; thence north 22° 13' 00" west 226.67 feet to an iron pin set; thence north 30° 02' 00" west 265.13 feet to an iron pin set; thence north 25° 06' 00" west 96.41 feet to an iron pin set, set iron being THE POINT AND PLACE OF BEGINNING.

This tract contains 75.41538 acres more or less, including such portion of the above description as is contained in the right of way of Vienna Dozier Road. This description contains tax lots 15, 16B, 17C, 25B, and a portion of tax lot 16G all of which are in tax block 4602 of the Forsyth County tax maps as presently constituted. The description for this tract was taken from a survey entitled "Survey Prepared for Robert D. MacArthur and Frieda N. Menzer" prepared by Thomas A. Riccio, Professional Land Surveyor, a copy of which is attached hereto for reference purposes only.

Exhibit "B"



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.