

**2020059711 00027**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$170.00**  
PRESENTED & RECORDED  
12/30/2020 08:27:35 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

**BK: RE 3576**  
**PG: 3621 - 3623**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: GRANTEE

Mail/Box to: LAW OFFICE OF RICHARD R. FOUST, P.P.A., 204 Muirs Chapel Rd., Ste 102, Greensboro, NC 27410

This instrument was prepared by: LAW OFFICE OF RICHARD R. FOUST, P.P.A., 204 Muirs Chapel Rd., Ste 102, Greensboro, NC

Brief description for the Index: LOT 47A,

THIS DEED made this 29th day of December, 2020, by and between

GRANTOR

GRANTEE

NAIDA B. WHITE, WIDOW  
7570 NC HWY 65  
BELEWS CREEK, NC 27009

TALATI PINAKIN  
~~7296 NC HIGHWAY 65~~  
~~BELEWS CREEK, NC 27009~~  
3948 Fountain Grove Dr.  
High Point, NC 27265

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, parcel of land or condominium unit situated in the City of BELEWS CREEK Township, FORSYTH County, North Carolina and more particularly described as follows:  
SEE EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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

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:

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

By: \_\_\_\_\_ (Entity Name) Naida B. White (SEAL)  
Print/Type Name: NAIDA B. WHITE, WIDOW

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that NAIDAB. WHITE, WIDOW personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of December, 2020.

My Commission Expires: 8/12/2025  
(Affix Seal) Richard R Foust Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

EXHIBIT A  
PROPERTY DESCRIPTION

BEGINNING at a placed iron stake in the right of way of Pine Hall Road (beginning point being approximately 133 feet from the South right of way of N. C. Highway No. 65 and being in the Southeast corner of the Carl White land - Deed Book 1183, page 857), running South 72° 55' West 44.70 feet to a new iron; thence leaving the right of way and running North 49° 13' 30" West 167.13 feet to a new iron; thence North 54° 54' 30" West 139.12 feet to a found flat iron in the Southwest corner of the V. L. DeHart land (Book 1299, Page 1417) thence South 71° 28' East 144.72 feet to a found iron pipe (a common corner of DeHart and the Grantees herein; thence South 39° 14' East 93.70 feet to a placed iron; thence South 64° 23' East 68.20 feet to the point of BEGINNING and containing .1908 acres.

This description taken from the survey plat of Richard Howard Surveying on 10-3-84. This is a part of the land described in Deed Book 511, page 103, Forsyth County Registry.

BEGINNING at an iron stake in the South right-of-way line of N. C. Highway No. 65 and the West right of way line of Old N. C. Highway No. 77, and runs thence with the West right-of-way line of Old Highway No. 77, S. 21° 00' West 100.9 to an iron stake, O. E. Hand's new corner; thence on a new line, the three following courses and distances, N. 64° 23' West 65.1 feet, N. 30° 47' West 50.9 feet, N. 16° 02' East 102.7 to an iron stake in the South right-of-way line of N. C. Highway No. 65, thence with said right-of-way line South 50° 21' East 120.0 feet to the BEGINNING.

BEGINNING at an iron stake Eugene Kenneth McGee old South east corner in the west margin of old N. C. Highway No. 77 and runs thence with the west margin of said Highway South 21° 02' West 9.0 feet to an iron stake a new corner with said Oscar E. Hand; thence on new lines with said Hand, the two following calls North 64° 23' West 68.2 feet, and North 39° 14' North 93.7 feet to an iron stake; thence with the lines of said McGee, the following three calls South 63° 20' East 45.0 feet, South 30° 47' East 50.9 feet and South 64° 23' East 65.1 feet to the BEGINNING. Containing .03 of an acre, more or less.

BEGINNING at an iron stake in the southwest margin of Highway No. 65, Eugene Kenneth McGee's old northwest corner and runs thence with the old west line of said McGee corner South 16° 02' West 102.7 feet to an iron stake; thence with the line of Oscar E. Hand North 63° 20' West 30 feet to an iron stake; thence on another new line with said Hand line North 16° 50' East 109.8 feet to an iron stake in the southwest margin of Highway No. 65, thence with the southwest margin of said highway South 50° 21' East 30 feet to the BEGINNING, containing .04 of an acre, more or less.

BEGINNING at an iron stake in the Southwest margin of Highway No. 65, Eugene Kenneth McGee old Northwest corner and runs thence with the old West line of said McGee corner, South 16° 2' West 102.7 feet to an iron stake; thence with the line of Oscar E. Hand North 63° 20' W. 45 feet to an iron stake; thence on another new line with said Hand line North 17° 14' E. 114.1 feet to an iron stake in the Southwest margin of said highway S. 50° 21' E. 45 feet to the place of BEGINNING, containing .11 of an acre, more or less.

deed references - 1462-576 and 1183-857