

2021020850 00170

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED
 04/22/2021 02:39:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3604
PG: 571 - 573

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$340.00**

Parcel Identifier No. 6857-42-4288.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee: PO Box 279, Walkertown, NC 27051

This instrument was prepared by: Ingle Law, PLLC, 8512 US Highway 158, Stokesdale, NC 27357

Brief description for the Index: _____

THIS DEED made this 22nd day of April, 2021, by and between

GRANTOR

Gary L. Holder and wife,
 Joan E Holder

GRANTEE

David Batten, unmarried
 PO Box 279
 Walkertown, NC 27051

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 Walkertown, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3167 page 1603.
 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:

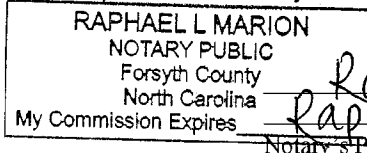
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Gary L. Holder</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Gary L Holder</u>
By: _____	
Print/Type Name & Title: _____	<u>Joan E. Holder</u> (SEAL)
	Print/Type Name: <u>Joan E Holder</u>
By: _____	
Print/Type Name & Title: _____	(SEAL)
	Print/Type Name: _____
By: _____	
Print/Type Name & Title: _____	(SEAL)
	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 Gary L Holder and wife, Joan E Holder 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 22nd day of April, 2021.

My Commission Expires: 10-27-2025
(Affix Seal)



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'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's Printed or Typed Name

EXHIBIT "A"

BEING ALL THAT TRACT OR PARCEL OF LAND situate in the Middlefork #2 Township, County of Forsyth and State of North Carolina and being more particularly described as follows:

BEGINNING at an iron stake in the west edge of Williston Road (formerly known as Morris Mill Road), said stake being located 369.5 feet southwardly along said road from Ernest Hester's southeast corner; and said stake being at the southwest intersection of Williston Road and a 60 foot street; running thence from said Beginning point with the west edge of said road South " 53' West 100 feet to an iron stake, the northeast corner of Lot 4, owned by Gladys F. Wall; thence with the north line of said Lot 4 North 82" 14' West 192.1 feet to an iron stake. The northwest corner of Lot 4; thence on a new line with Mrs. Osie Fulp North 09" 36' East 119.2 feet to an iron stake in the south margin of the above mentioned 60 foot street South 79" 36' East 194.77 feet to an iron stake in the west edge of Williston Road, the place of beginning. The same being known and designated as Lot 3 shown on an unrecorded map of the lots of Mrs. Osie Fulp and being shown on the Forsyth County Tax Map in Block 3232. See Deed Book 135, Page 386. This is the same property as that described in Deed Book 860 at Page 344.

This property is commonly known as 3140 Williston Road, Walkertown NC 27051 and has a tax parcel identification number of 6857-42-4288.00