

2021024946 00033

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$69.00

PRESENTED & RECORDED
05/12/2021 09:11:48 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3608

PG: 4491 - 4493

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$69.00

Parcel Identifier Number: 6849-37-2529

Property Address: 6831 Baux Mountain Road, Germanton, NC 27019

This instrument was prepared by: R. Alexander Rutledge, a licensed North Carolina attorney

Mail tax bills to Grantee: Thomas Earl Wilson, Jr., 1078 Browder Farm Road, Germanton, NC 27019

Brief description for the Index: 0.5390 acres

THIS DEED made this 10th day of May, 2021, by and between

GRANTOR	GRANTEE
<p>RAYMOND TODD HEDRICK and wife, LAURA HEDRICK 1701 Quawatha Drive Kernersville, NC 27284</p>	<p>THOMAS EARL WILSON, JR. and wife, DIANNA LANE WILSON 1078 Browder Farm Road Germanton, NC 27019</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.

Submitted electronically by "Rutledge & Rutledge"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated in Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake, said iron being located in the southern right-of-way line of the Baux Mountain Road, said stake being S 35 deg. E along and right-of-way line 257.48 feet from an iron, the northwest corner of the property of Virginia McGill as recorded in Book 1259, Page 1067, Forsyth County Registry, said point being where the south line of Tract No. 4, being the north line of Tract No. 5, at the Joseph Creson lands intersects the southeast line of said Baux Mountain Road; running thence S 57 deg. 25' 21" E 167.74 feet to an iron stake; thence S 35 deg. 32' 47" W 129.76 feet to an iron stake; thence N 64 deg. 57' 47" W 168.59 feet to an iron stake in the southeast right of way line of said Baux Mountain Road; thence with the said right of way line N 34 deg. 53' 08" E 151.84 feet to the BEGINNING, containing .5390 acres, more or less, all according to a survey by Thomas A. Riccio dated May 18, 1998.

See Deed Book 3587, Page 2220, Forsyth County Registry.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does not include the primary residence of the Grantors.

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 as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have 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:

Subject to all easements, rights-of-way and restrictions of record, if any, and the taxes for the current year.

SIGNATURE OF GRANTOR ON FOLLOWING PAGE

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

Raymond Todd Hedrick (SEAL)
Raymond Todd Hedrick

Laura Hedrick (SEAL)
Laura Hedrick

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

Raymond Todd Hedrick and Laura Hedrick

Date: May 10, 2021

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public

