

2021032569 00085FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$962.00PRESENTED & RECORDED
06/18/2021 11:27:07 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY**BK: RE 3618****PG: 3594 - 3596****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 962.00Parcel Identifier No. 5884-12-8794.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NCBrief description for the Index: /THIS DEED made this 17th day of June, 2021, by and betweenGRANTOR
PATRICIA W. WILLIAMS
1606 MAGNOLIA PARK DR.
CLEMMONS, NC 27012GRANTEE
BRUCE CARROLL ANDERSON *
JAMES ALVIS MCCOOL **
9069 LASATER RD.
CLEMMONS, NC 27012

* A/K/A BRUCE ANDERSON

** A/K/A JAMES MCCOOL

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 CLEMMONS, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1275 page 989.
All or a portion of the property herein conveyed X includes or _____ 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) Patricia W. Williams (SEAL)
 Print/Type Name: PATRICIA W. WILLIAMS

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

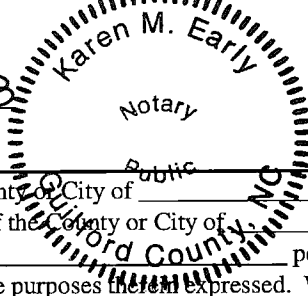
By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

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 PATRICIA W. WILLIAMS 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 17th day of June, 2021.

My Commission Expires: 12-9-23
 (Affix Seal)



Karen M. Early
 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'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"

BEGINNING at a point in the eastern side of Lasater Road, which said point lies South 5° 56' West 298.34 feet from an old iron in the eastern side of Lasater Road which marks a southwestern corner of the property of E. L. Sapp (See Deed Book 950, page 228); from said beginning point South 85° 59' East 1,383.96 feet to an old iron on the bank of a creek; thence South 57° 35' West 582.8 feet along the creek as it meanders to an iron on the bank; thence North 86° 37' 40" West 926.66 feet to an old iron in the eastern side of Lasater Road; thence along the eastern side of Lasater Road North 5° 56' East 356.66 feet to the point and place of Beginning, containing 9.27 acres, more or less.

The herein-described tract is as shown on a survey by Joseph Bennett, Registered Land Surveyor, dated March 5, 1979.