

2021052235 00254

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$960.00
 PRESENTED & RECORDED
 09/23/2021 04:04:07 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3643
PG: 447 - 449

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 960.00

Parcel Identifier No. 6806-48-4770.000

Mail after recording to: Grantees @ Address Below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 9 day of July 2021 by and between

GRANTOR

RICHARD A. HILL, SR. AND WIFE, KAREN L. HILL
211 WICKHAM COURT, CLEMMONS, NC 27012

GRANTEE

THOMAS EARL HARRELSON, JR., AND WIFE, LAURISSA FREEMAN-HARRELSON
1239 PETREE ROAD, WINSTON-SALEM, NC 27106

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2225, Page 3127, Forsyth County Registry.

The above-described property ☒ does ☐ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Richard A Hill Sr. (SEAL)
 RICHARD A. HILL, SR.
Karen L Hill (SEAL)
 KAREN L. HILL

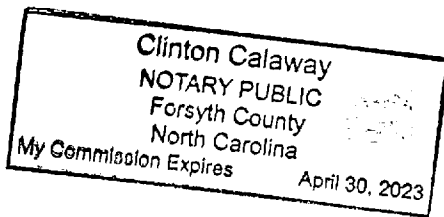
STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **RICHARD A. HILL, SR. AND WIFE, KAREN L. HILL.** Witness my hand and official stamp or seal, this the 9 day of July, 2021.

My Commission Expires: 4/30/23

[Signature]
 Notary Public

Print Notary Name: Clinton Calaway



"EXHIBIT A"

**LYING AND BEING IN WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A NONMONUMENTED POINT IN THE CENTER OF MILL CREEK, SAID POINT
ALSO BEING THE NORTHWEST CORNER OF THE WITHIN DESCRIBED PROPERTY; RUNNING
THENCE N 86° 37' 05" E 21.24 FEET TO A 1" FOUND EXISTING IRON PIPE; THENCE N 72° 14' 25"
E 281.33 FEET TO A 1" FOUND EXISTING IRON PIPE; THENCE S 02° 56' 23" W 70.29 FEET TO A
POINT; THENCE S 02° 43' 27" W 177.63 FEET TO A 1 1/4" FOUND EXISTING IRON PIPE; THENCE
S 02° 17' 12" W 4.15 FEET TO A 3/4" FOUND EXISTING IRON PIPE; THENCE S 79° 28' 04" W
120.00 FEET TO A 3/4" FOUND EXISTING IRON PIPE; THENCE N 51° 26' 52" W 97.69 FEET TO A
5/8" FOUND EXISTING IRON REBAR (BENT); THENCE N 51° 26' 52" W 28.09 FEET TO A
NONMONUMENTED POINT IN MILL CREEK; THENCE ALONG A LINE WITHIN MILL CREEK N 13°
59' 55" W 23.05 FEET TO A NONMONUMENTED POINT; THENCE N 30° 15' 00" W 42.12 FEET
TO A NONMONUMENTED POINT; THENCE N 36° 28' 25" W 32.53 FEET TO A
NONMONUMENTED POINT; THENCE N 30° 48' 40" W 27.44 FEET TO A NONMONUMENTED
POINT IN THE CENTER OF MILL CREEK, THE POINT AND PLACE OF BEGINNING.**

**CONTAING 1.157 ACRES, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY FOR "THOMAS
HARRELSON & LAURISSA FREEMAN-HARRELSON" BY GEORGE ROBERT STONE, PLS, L-3162,
JOB NO.6421, DATED JUNE 21, 2021. TAX PIN: 6806-48-4770**

**TOGETHER WITH AND SUBJECT TO AN EXISTING 30-FOOT-WIDE ACCESS AND UTILITY
EASEMENT AS DESCRIBED IN DEED BOOK 3451 AT PAGE 3373.**