

2021058726 00046FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$474.00**

PRESENTED & RECORDED

10/27/2021 09:27:58 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3651**PG: 90 - 92****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$474.00**

Parcel Identifier No. 6867502551000

Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609Brief description for the Index: **LO026J BL5354**THIS DEED made this 26th day of October, 2021, by and between

GRANTOR	GRANTEE
<p>Heath B. Allman, a legally separated person <i>Forwarding Address:</i> 1439 North Main Street, Mount Pleasant, NC 28124</p> <p>Ashley Cecile Allman, a legally separated person <i>Forwarding Address:</i> PO Box 2391, Kernersville, NC 27284</p>	<p>Opendoor Property J LLC, a Delaware limited liability company <i>Mailing Address:</i> 410 N. Scottsdale Road, Suite 1600, Tempe, AZ 85281</p> <p><i>Property Address:</i> 4968 West Road, Kernersville, NC 27284</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.

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 Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit A

Property address: 4968 West Road, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2930 Page 2549.

All or a portion of the property herein conveyed XX 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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

[Signature]
Heath B. Allman

<p>State of North Carolina County of <u>Guilford</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Heath B. Allman</u></p> <p>Date: <u>10/26/2021</u></p> <p>My Commission Expires: <u>6/7/2026</u></p> <p><u>[Signature]</u> <u>Heather M. Kindley</u> Notary Public Notary's Printed or Typed Name</p>	<p>(Official/Notarial Seal)</p> 
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IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature]
Ashley Cecile Allman


<p>State of North Carolina County of <u>Guilford</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Ashley Cecile Allman</u></p> <p>Date: <u>10/26/2021</u></p> <p>My Commission Expires: <u>6/7/2026</u></p> <p><u>[Signature]</u> <u>Heather M. Kindley</u> Notary Public Notary's Printed or Typed Name</p>	<p>(Official/Notarial Seal)</p> 
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EXHIBIT A
Legal Description

BEGINNING at an iron stake in the south line of the property conveyed to David Keith Osborne in Book 1171 at page 979 of the Forsyth County Registry; said iron stake being located the following courses and distances from an iron stake which is the southeast corner of the R. C. Badgett property as recorded in Deed Book 579 at page 262 of the Forsyth County Registry, as follows: South 7° 17' West 100 feet to an iron stake; North 88° 53' West 102.45 feet to an iron stake; North 88° 53' West 12 feet to a point in the center of a branch; South 14° 18' West 151.67 feet to a point in said branch; South 84° 53' East 10 feet to an iron stake, the point and place of beginning; from said beginning point, thence, running with the south line of said Osborne property South 84° 53' East 710.58 feet to an iron stake in the west right of way line of a proposed 60 foot road; thence, continuing along the same bearing 30 feet to a point in the center line of said proposed road; thence, running with the center line of said proposed road, South 6° 35' 30" West 100.01 feet to a point in the center line of said 60 foot proposed road; thence, North 84° 53' West 30 feet to an iron stake in the west right of way line of said proposed 60 foot road; thence, continuing North 84° 53' West 258.29 feet to an iron stake; thence, continuing North 84° 53' West 463.48 feet to an iron stake; thence, continuing along the same bearing 15 feet to a point in the center line of a branch; thence, running with the center line of the branch which is the actual property line North 15° 52' East 100.79 feet to a point; thence, South 84° 53' East 10 feet to an iron stake, the point and place of Beginning, the same containing 1.741 acres, more or less. The above description is taken from a survey by Daniel W. Donathan, Registered Engineer, dated August 31, 1977 captioned Property of Tonnie L. Huffman and wife, Cathy T. Huffman."

Subject to a non-exclusive easement over a 30 foot strip of property on the eastern-most portion of the above described property for the purposes of ingress and egress to the property surrounding the herein described property.

There is conveyed herewith a non-exclusive permanent easement 60 feet in width for ingress, egress, regress and utility purposes, over, across and through the property of the parties of the first part, said easement having as its southernmost terminus the north line of the above described property and having as its northernmost terminus the south end of the state maintained portion of North Carolina Secondary Road 2413; the center line of said easement being more particularly described as follows: Beginning at a point, the northeast corner of the hereinabove described property, thence, running North 6° 35' 30" East 130 feet to a point, the northeast corner of that property intended to be conveyed in Book 1171 at page 979 of the Forsyth County Registry, said point being in the center line of the southernmost terminus of North Carolina Secondary Road 2413.

The Grantors herein do intend to convey, and do hereby convey, a 60 foot easement for the purposes as set forth hereinabove from the north line of the 1.741 acre tract herein conveyed to the nearest terminus of the state maintained portion of State Road 2413, whether said latter point is as described in the easement description hereinabove or not.

Furthermore, the Grantees by the acceptance of this conveyance hereby agree to execute such right of ways and conveyances to the North Carolina Department of Transportation in the future that are necessary for the extension of Secondary Road 2413 over said 30 feet in the easternmost portion of this property extending from the northern point to the southern point as contained in the description of the above described property.

Property Address: 4968 West Road, Kernersville, NC 27284
Parcel ID: 6867-50-2551.000