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

\$40.00

PRESENTED & RECORDED

10/29/2021 08:11:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3651

PG: 3365 - 3367

Prepared By & Send To: Attorney Mark E. Randolph, 1365 Westgate Center Drive, Ste D, Winston-Salem, NC 27103

Stamps \$40.00

21-01-584

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of October, 2021, by and between **John William Blakely, unmarried**, whose mailing address is P.O. Box 821, Walkertown, NC 27051, GRANTOR(S); and **Stephen Hicks and wife, Christine Hicks**, whose mailing address is 116 Cloninger St., Kings Mountain, NC 28086-3805, GRANTEE(S);

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 1971 Pondarosa Drive, Kernersville, NC 27284

Parcel Number: 6878-97-5975.000

The property conveyed herein does **X** does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

John William Blakely (SEAL)
John William Blakely

_____ (SEAL)

STATE OF NORTH CAROLINA)
COUNTY Forsyth)

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 therein and, in the capacity, indicated:
John William Blakely.

Witness my hand and official stamp or seal, this 27th day of October 2021.

SANDRA K CONAWAY
(SEAL) NOTARY PUBLIC
DAVIDSON COUNTY, NC
My Commission Expires 01/22/2026

Sandra K Conaway
Notary Public

My commission expires: 01/22/2026

EXHIBIT A

BEGINNING at an iron stake in the east right-of-way line of Ponderosa Drive, said iron stake being located at the southwest corner of Lot No. 13 of Tipton Estates, Section No. 1 as shown in Plat Book 24, Page 177, Forsyth County Registry; thence with the line of Lot No. 13 South 83 degrees 38' East 200.00 feet to an iron stake, thence South 06 degrees 22' West 100 feet to an iron stake, thence North 81 degrees 46' 19" West 200.11 feet to an iron stake in the east right-of-way of Ponderosa Drive; thence with the right-of-way line of Ponderosa Drive, North 06 degrees 22' East 93.50 feet to an iron stake, the point and place of Beginning, Being a part of Lot No. 14 of Tipton Estates Section No. 1 as shown in Plat Book 24, Page 177, Forsyth County Registry, all according to survey by Larry L. Callahan, R.L.S., entitled "Map for R.D. Cain" dated March 29, 1983. Job No. 1335-1.

The Grantors also convey herewith all their right, title and interest in and to that Easement and Water Rights Agreement record in Book 1406, Page 286, Forsyth County Registry.