

**2021059563 00274**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$9000.00**PRESENTED & RECORDED  
10/29/2021 03:17:07 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST**BK: RE 3652****PG: 868 - 873**Excise Tax: \$9,000.00

Parcel Identifier No. 6817-02-8672 and 6807-91-3260

Mail after recording to: Grantee

This instrument was prepared by: Kilpatrick Townsend Stock LLP (MAM) 1001 West Fourth Street, Winston-Salem, NC 27101

Brief description for the Index:

981 Ransom Road

**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made as of this 29<sup>th</sup> day of October, 2021, by and between

GRANTOR	GRANTEE
<b>BRIAN D. YOUNG, TRUSTEE OF THE DOUGLAS M. YOUNG REVOCABLE TRUST AGREEMENT DATED APRIL 25, 2014</b>  16418 NE 148 <sup>th</sup> Place Woodinville WA 98072	<b>WILLIAMS LAND DEVELOPMENT INC.,</b> a North Carolina corporation  2990 Bethesda Place, Suite 604-C Winston-Salem, NC 27103

Enter in appropriate block for each party: name, 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

parcel of land lying and being in Forsyth County, North Carolina, being more particularly described on EXHIBIT A (the "Property") attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 1187 at Page 937, Book 1191 at Page 1556, and Book 1191 at Page 1695 in the Forsyth County Registry.

The property herein conveyed does not include the primary residence of 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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to Permitted Exceptions as described on EXHIBIT B attached hereto and made apart hereof.

[SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE]

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

GRANTOR:

**BRIAN D. YOUNG, TRUSTEE OF THE DOUGLAS  
M. YOUNG REVOCABLE TRUST AGREEMENT DATED  
APRIL 25, 2014**

By: *Brian D. Young* (SEAL)  
Name: Brian D. Young  
Title: Trustee

STATE OF Washington  
COUNTY OF King

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Driver's License
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brian D. Young, as Trustee of the Douglas M. Young Revocable Trust Agreement dated April 25, 2014.

*[insert name of person signing]*

Date: 10/25/2021

*Brooke M Smith*  
Brooke M Smith, Notary Public  
(print name)

(official seal)

BROOKE M SMITH  
Notary Public  
State of Washington  
My Commission Expires  
December 01, 2021

My commission expires: 12/01/2021

**EXHIBIT A****Tract 1 (Tax PIN 6817-02-8672):**

BEGINNING at a point marked by an iron in the southwest corner of Town and Country Estates, Section 4, a plat of which is recorded in Plat Book 17 at page 169, Forsyth County Registry, running thence with the south boundary line of said Section 4 North 88° 36' East 20.54 feet to a point marked by an iron in the roadway; thence along the west boundary of said roadway South 21° 10' East 154.93 feet to an iron at the northeast corner of land described on a plat of the property of Mrs. Hervey Jones Witherow recorded in Plat Book 17 at page 55, Forsyth County Registry; thence along the north boundary of said land the five (5) following courses and distances: South 70° 08' West 275.75 feet to an iron; South 70° 19' West 140.15 feet to an iron; South 74° 59' West 125.0 feet to an iron; South 78° 31' West 100.0 feet to an iron; and South 85° 50' West 89.0 feet to an iron in the eastern line of a 128.0-foot wide Duke Power Company right of way; thence along said line of the Duke Power right of way South 30° 06' West 249.1 feet to an iron in the northern boundary of Ransom Road (a 60-foot right of way); thence along said line of Ransom Road South 77° 57' West 171.77 feet to an iron at the southeast corner of a parcel conveyed to John C. Thornton by deed recorded in Deed Book 1187 at page 767, Forsyth County Registry; thence with Thornton's east line, the west line of the Duke Power Company right of way, North 29° 57' East 453.22 feet to an iron at the northeast corner of the Thornton parcel; thence with Thornton's north line North 61° 50' West 250.0 feet to an iron, Thornton's northwest corner; thence along Thornton's west line South 12° 37' 20" West 566.12 feet to an iron in the north line of right-of-way line of Ransom Road; thence with said right-of-way line as it curves to the right a chord bearing and distance of South 83° 22' West 226.10 feet to an iron, and continuing with said right of way North 86° 43' 30" West 60.0 feet to an iron; thence South 03° 16' 30" West 60.0 feet to an iron; thence leaving Ransom Road North 86° 43' 30" West 632.42 feet to a stone marking the corner of a parcel owned by Douglas M. Young; thence along Young's north line North 86° 38' 40" West 1122.23 feet to a stone at the northwest corner of said Young parcel and in the east line of another parcel owned by Douglas M. Young; thence northwardly with Young's east line North 02° 56' 40" East 670.0 feet to a point in the center line of Mill Creek; thence along the center of Mill Creek North 44° 15' East 150.0 feet to a point and North 08° 29' East 165.0 feet to a point; thence North 46° 17' 30" East 480.40 feet to an iron; thence North 74° 10' 30" East 374.30 feet to an iron in the southern line of Town and Country Estates Annex, Section 3, a plat of which is recorded in Plat Book 23, page 150, Forsyth County Registry; thence along the south line of said Section 3 and falling in with the south line of Section 2, as shown on the plat recorded in Plat Book 23, page 64, Forsyth County Registry, North 82° 29' 30" East 1523.20 feet to an iron; thence continuing along a south line of Section 2 and falling in with the south line of Section 1 as shown on plat recorded in Plat Book 22, Page 23, Forsyth County Registry, North 67° 28' 30" East 865.22 feet to an iron at a southeast corner of Section 1 in the west line of Section 4 as mentioned above; thence with the west line of Section 4 South 04° 46' 30" West 1291.23 feet to the point and place of BEGINNING, containing 97.02 acres, more or less, and being Lot 8E (containing 84.14 acres, more or less) except for a small portion of the southeast corner thereof lying south of Ransom Road, and Lot 9A (containing 7.49 acres, more or less) as shown on the map of Tax Block 3468 and 5.39 acres of land, more or less, lying inside a 128-foot Duke Power Company right of way which lies between said lots.

Tract 2 (Tax PIN 6807-91-3260):

## Parcel 1:

BEGINNING at an iron, the northeast corner of Lot 45 as shown on the map of Red Copper Acres, recorded in Plat Book 12, at page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina; said point of beginning also being a corner of property of Douglas M. Young (Deed Book 1187, Page 937) and being at a branch that runs in a generally westerly direction through the property hereby conveyed and through the aforesaid property of Douglas M. Young; running thence, from said iron with Young's East line North 05 degrees 59 minutes 11 seconds East 536.04 feet to a stone, a corner of Henry J. Doughton (Deed Book 668, Page 86); thence with Doughton's south line South 83 degrees 36 minutes 08 seconds East 1,122.24 feet to a stone, a corner of The Fortis Corp. (Deed Book 1177, Page 1575); thence with The Fortis Corp.'s West line and falling in with the West line of The N. C. Baptist Foundation, Inc. (Deed Book 996, Page 261) South 05 degrees 49 minutes 58 seconds West 1,491.00 feet to a stone, the northeast corner of Lot 14, Red Copper Acres, as shown on the afore-said plat of Red Copper Acres; thence with the boundary of Red Copper Acres the following six courses and distances: North 83 degrees 26 minutes 32 seconds West 723.12 feet to a stone; thence North 07 degrees 16 minutes 53 seconds East 177.95 feet to a stone; thence North 85 degrees 32 minutes 48 seconds West 339.72 feet to an iron; thence North 18 degrees 56 minutes 16 seconds West 174.60 feet to a stone; thence North 06 degrees 28 minutes 26 seconds East 244.42 feet to an iron; thence North 06 degrees 34 minutes 35 seconds East 384.26 feet to an iron, the place of beginning, containing 36.785 acres, more or less, as surveyed by John G. Bane, Civil Engineer, December 2, 1976 (Job No. 6456); BEING that certain tract or parcel of land conveyed to W. C. Womble by A. W. George, et al, by deed dated September 10, 1916, recorded in Deed Book 179, at page 234, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made. Reference is also made to the Will of W. Clement Womble (one and the same person as W. C. Womble, the grantee named in the aforesaid deed), who died a resident of Forsyth County, North Carolina, June 28, 1964. Lois Owen Womble Abernethy and Lillian Juanita Womble Watson are the daughters of W. Clement Womble to whom the property hereby conveyed was devised under the aforesaid Will, which has been duly probated and filed in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

SUBJECT to existing easements and rights of way of record, particular reference being made to that certain sanitary sewer easement recorded in Deed Book 903, at page 233, and shown on the plat of survey made by John G. Bane, Civil Engineer, as aforesaid.

## Parcel 2:

BEGINNING at a stone in the line of David Endsley's adjoining tract at the mill branch; running thence North with Flavis Pfaff and E. B. Jones' lines 69 poles to a hickory on the bank of Mill Creek; thence down the creek, according to its meanders 60 poles to the mouth of mill branch; thence up mill branch to the BEGINNING; containing 13 acres, more or less. See Deed Book 63, page 63. (The same being the "Second Tract" as sold in the special proceeding entitled "Lena Thomas Snider against Ola S. Endsley, Widow of W. Howard Endsley et als.>").

**EXHIBIT B**  
Permitted Exceptions

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Easement(s) to City of Winston-Salem recorded in Book 903 at Page 233, Book 1429 at at Page 584 and Book 3366 at Page 1111.
3. 128-Foot Duke Power Company Right of Way. (As to Tract 1)