



2021063409 00105

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$1830.00

PRESENTED & RECORDED:  
11-19-2021 12:13:49 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK, DPTY

BK: RE 3656  
PG: 4047-4051

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1830.00

Block 4210 Lot 1061  
PIN 5892-79-9364

Grantor Address: 4530 Woodway Drive  
Kernersville, NC 27284

Grantee's Address: 5903 Arden Drive  
Clemmons, NC 27012

This instrument was prepared by: R. Brandt Deal (Box 9) *original to*  
Brief Description for the Index: *Tract: Arden Drive*

This Deed made this 19<sup>th</sup> day of November, 2021, by and between

**GRANTOR: Bryan David Yates and wife, Guilan Yates**

**GRANTEE: Stuart Benjamin Joyce and wife, Samantha Joyce**

The designation Grantors and Grantees 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 Grantors, 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 attached Exhibit A which is incorporated herein by reference.

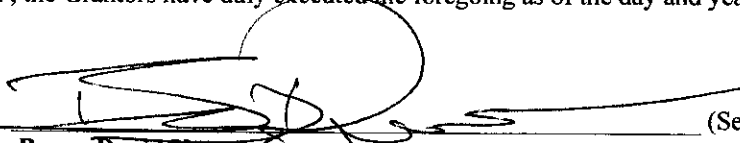
All or a portion of the property herein conveyed Y does \_\_\_ does not include the primary residence of the Grantors.

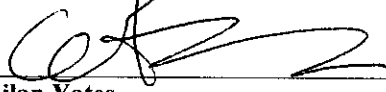
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any, and 2021 ad valorem taxes.

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

  
\_\_\_\_\_  
Bryan David Yates (Seal)

  
\_\_\_\_\_  
Guilan Yates (Seal)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

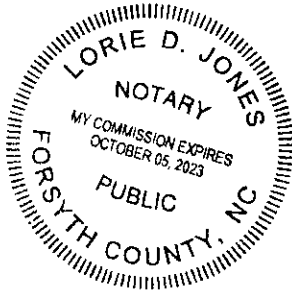
I, Lorie D. Jones, A Notary Public of Forsyth County, State of North Carolina, certify that **Bryan David Yates and wife, Guilan Yates** personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated.

Witness my hand and official stamp or seal, this 19<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
Notary Public

(Notary Seal)

My Commission Expires: 10/5/2023



## Exhibit "A"

## TRACT NO. 1:

BEGINNING AT A POINT IN THE CENTERLINE OF MUDDY CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF PAUL E. NEWELL AND RUNNING THENCE ALONG THE CENTERLINE OF MUDDY CREEK THE TWO FOLLOWING COURSES AND DISTANCES; SOUTH 15° 34' WEST 17.31 FEET AND SOUTH 19° 11' EAST 342.34 FEET TO A POINT, THE NORTHEAST CORNER OF H. E. PARKER; THENCE ALONG THE NORTHERN BOUNDARY LINE OF PARKER, NORTH 89° 58' WEST 713.05 FEET TO AN IRON PIN AT NORTH GATE POST; THENCE NORTH 17° 47' EAST 2083.44 FEET TO AN IRON STAKE ; THENCE NORTH 1220 10' EAST 54.80 FEET TO AN IRON STAKE; THENCE NORTH 80° 06' WEST 102.00 FEET TO AN IRON STAKE; THENCE NORTH 61° 26' WEST 23.20 FEET TO AN IRON STAKE; THENCE SOUTH 26° 20' WEST 399.19 FEET TO AN IRON STAKE; THENCE SOUTH 25° 49' WEST 245 .81 FEET TO AN IRON STAKE IN DITCH; THENCE NORTH 69° 11' EAST 494 FEET TO AN IRON STAKE; THENCE NORTH 29° 04' EAST 299.67 FEET TO AN IRON STAKE; THENCE NORTH 29° 04' EAST 349.65 FEET TO AN IRON STAKE; THENCE ALONG THE SOUTHEAST BOUNDARY LINE OF JAMES N. RICHEY, NORTH 42° 22' EAST 543.08 FEET TO AN IRON STAKE, A CORNER OF JAMES H. RICHEY; THENCE NORTH 12° 35' EAST 23.61 FEET TO AN IRON STAKE, A CORNER OF PAUL E. NEWELL; THENCE ALONG THE SOUTH BOUNDARY LINE OF NEWELL, THE FOLLOWING COURSES AND DISTANCES; SOUTH 46° 36' EAST 465.14 FEET TO AN IRON STAKE; AND SOUTH 60° 13" EAST 426.05 FEET TO THE POINT AND PLACE OF BEGINNING, SAME BEING THE SOUTH PORTION OF TAX LOT 106J, TAX BLOCK 4210, AS SET OUT UPON THE TAX MAPS IN THE OFFICE OF THE TAX SUPERVISOR OF FORSYTH COUNTY, NORTH CAROLINA.

## TRACT NO. 2:

BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING THE NORTHERNMOST CORNER OF TRACT NO. 1 HEREINABOVE DESCRIBED AND RUNNING THENCE ALONG THE BOUNDARY LINE OF TRACT NO. 1, SOUTH 12° 35' WEST 23.61 FEET TO AN IRON STAKE; THENCE ALONG THE BOUNDARY LINE OF JAMES H. RICKEY THE FOLLOWING EIGHT COURSES AND DISTANCES: NORTH 22° 39' WEST 97.18 FEET TO AN IRON STAKE, SOUTH 55° 50' WEST 71.74 FEET TO AN IRON STAKE, NORTH 70° 19' WEST 95 FEET, MORE OR LESS, TO AN IRON STAKE, SOUTH 79° 55' WEST 107.27 FEET TO AN IRON STAKE, SOUTH 69° 57' WEST 112.32 FEET TO AN IRON STAKE, NORTH 89° 27' WEST 88.22 FEET TO AN IRON STAKE, NORTH 71° 28' WEST 69.40 FEET TO AN IRON STAKE, AND SOUTH 30° 27' WEST 351.28 FEET TO AN IRON STAKE; THE NCE NORTH 68° 15' WEST 30 FEET, MORE OR LESS. TO A POINT, THE SOUTHEAST CORNER OF REX Q. PASS; THENCE ALONG THE EAST BOUNDARY LINE OF REX PASS NORTH 30° 27' WEST 353.4 FEET TO AN IRON STAKE; THENCE CONTINUING ALONG THE BOUNDARY LINE OF PASS THE THREE FOLLOWING COURSES AND DISTANCES; NORTH 58° 26' WEST 56.56 FEET TO AN IRON STAKE, NORTH 27° 58' WEST 81.94 FEET TO AN IRON STAKE; AND NORTH 40° 42' EAST 65 FEET TO AN IRON STAKE; THENCE ALONG THE BOUNDARY LINE OF HECKARD, THE EIGHT FOLLOWING COURSES AND DISTANCES: NORTH 54° 05' EAST 54.43 FEET TO AN IRON STAKE, NORTH 74° 34' EAST 117.94 FEET TO AN IRON STAKE, NORTH 84° 18' EAST 113.50 FEET TO AN IRON STAKE, NORTH 59° 36' EAST 88.88 FEET TO AN IRON STAKE; SOUTH 61° 05' EAST 67.65 FEET TO AN IRON STAKE; NORTH 32° 34' WEST 11.07 FEET TO AN IRON STAKE, NORTH 24° 43' WEST 83.35 FEET TO AN IRON STAKE AND NORTH 4° 34' EAST 40.44 FEET TO AN IRON STAKE; THENCE NORTH 26° 46' WEST 81.83 FEET TO AN IRON STAKE; THENCE NORTH 17° 00' EAST 63.55 FEET TO AN IRON STAKE; THENCE ALONG THE BOUNDARY LINE OF NICK DOUNAS THE THREE FOLLOWING COURSES AND DISTANCE; NORTH 64° 02' EAST 178.25 FEET TO AN IRON STAKE, SOUTH 68° 15' EAST 52.60 FEET TO AN IRON STAKE, AND SOUTH 25° 33' EAST 214 FEET TO AN IRON STAKE; THENCE SOUTH 63° 06' EAST 117.13 FEET TO AN IRON STAKE; THENCE SOUTH 23° 27' WEST 372.65 FEE TO THE POINT AND PLACE OF BEGINNING, SAME BEING THE NORTH PORTION OF TAX LOT 106J, TAX BLOCK 4210, AS SET OUT UPON THE TAX MAPS IN THE OFFICE

OF THE TAX SUPERVISOR OF FORSYTH COUNTY , NORTH CAROLINA. ALSO ALL RIGHT, TITLE AND INTEREST IN AND TO THAT SIXTY FOOT EASEMENT ACROSS THE REAL PROPERTY OF REX Q. PASS AS RESERVED IN THAT DEED RECORDED IN DEED BOOK 722, AT PAGE 508, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

**TRACT NO. 3:**

BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING THE SOUTHWEST CORNER OF TRACT NO. 1 ABOVE DESCRIBED AND RUNNING THENCE NORTH 29° 04' EAST 299.67 FEET TO AN IRON STAKE; THENCE NORTH 65° 54' WEST 259.7 FEET TO A POINT, A CORNER OF EDGAR C. DICKINSON; THENCE ALONG THE EASTERN BOUNDARY LINE OF DICKINSON, SOUTHWARDLY 305 FEET, MORE OR LESS, TO A POINT, A CORNER OF DICKINSON; THENCE ALONG THE NORTHERN BOUNDARY LINE OF WILLIAM F. LAPORTE, SOUTH 68° 26' EAST 196.5 FEET TO THE POINT AND PLACE OF BEGINNING, SAME BEING THE EASTERMOST PORTION OF LOT NOS. 3 AND 4, BLOCK E, AS SET OUT UPON THE MAP OF ARDEN ACRES, RECORDED IN PLAT BOOK 16, AT PAGE 226, IN THE OFFICE OF THE REGISTER OF DEEDS, OF FORSYTH COUNTY, NORTH CAROLINA.

**TRACT NO. 4:**

BEING A PORTION OF THE PROPERTY CONVEYED TO PAUL G. MINISH AND WIFE, ESTER M. MINISH BY T. HOLT HAYWOOD AND WIFE AS RECORDED IN DEED BOOK 680 AT PAGE 470 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE IN THE NORTHEAST CORNER OF LOT 1 BLOCK E OF ARDEN ACRES, SAID LOT BEING RECORDED IN PLAT BOOK 16 AT PAGE 226 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, BEING A COMMON CORNER OF THE PROPERTY OF PAUL G. MINISH AND WIFE, T. RAY GIBBS; RUNNING THENCE ALONG THE NORTHERN LINE OF LOT 1 OF BLOCK E, ARDEN ACRES NORTH 68° 15' WEST 382.71 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 30° 27' EAST 352.28 FEET TO AN IRON STAKE, SAID IRON STAKE BEING 20 FEET FROM THE HIGH WATER MARK OF A LAKE OF PAUL G. MINISH AND WIFE, AND RUNNING THENCE ALONG THE SOUTH SIDE OF SAID LAKE THE FOLLOWING COURSES AND DISTANCES: SOUTH 71° 28' EAST 69.40 FEET; THENCE SOUTH 89° 27' EAST 88.22 FEET; THENCE NORTH 69° 57' EAST 112.32 FEET; THENCE NORTH 79° 55' EAST 107.27 FEET; THENCE SOUTH 70° 19' EAST 86.86 FEET; THENCE NORTH 55° 50' EAST 71.74 FEET TO AN IRON STAKE AND RUNNING THENCE SOUTH 22° 39' EAST 97.18 FEET TO AN IRON STAKE AND RUNNING THENCE SOUTH 42° 22' WEST 543.08 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING AND CONTAINING APPROXIMATELY 4 ½ ACRES MORE OR LESS.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST ACQUIRED BY THE GRANTORS IN THAT CERTAIN DEED OF EASEMENT RECORDED IN BOOK 738 PAGE 362 OF THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH REFERENCE IS HEREBY MADE FOR A MORE CERTAINTY OF DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO AN EASEMENT AND RESTRICTIONS REFERRED TO IN DEED RECORDED IN DEED BOOK 738 AT PAGE 359, FORSYTH COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY SPECIFICALLY MADE.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT AND NONEXCLUSIVE PERMANENT EASEMENT:

BEGINNING AT AN IRON STAKE, THE SOUTHERNMOST CORNER OF THAT PROPERTY CONVEYED TO THE GRANTORS HEREIN DESIGNATED TRACT 1 IN DEED BOOK 1037, AT PAGE 1604 OF THE FORSYTH COUNTY REGISTRY, SAID BEGINNING POINT ALSO BEING THE EASTERMOST CORNER OF THAT PROPERTY CONVEYED TO LOREN L. CHAMBLIN IN DEED BOOK 1121, AT PAGE 317 OF THE FORSYTH COUNTY REGISTRY; FROM SAID BEGINNING POINT, THENCE, RUNNING WITH THE CHAMBLIN NORTH LINE NORTH 69° 0' 9" WEST 493.11 FEET TO AN

IRON STAKE; THENCE, CONTINUING ALONG SAID LINE NORTH 68° 19' 10" WEST 196.6 FEET TO AN IRON STAKE, A SOUTHERN CORNER OF EDGAR C. DICKINSON (NOW OR FORMERLY); THENCE, RUNNING WITH THE SAID DICKINSON LINE NORTH 17° 14' 35" EAST 309.47 FEET TO AN IRON STAKE A NORTHERN CORNER OF THE SAID DICKINSON LINE IN THE LINE OF CLAYTON Q. PASS (NOW OR FORMERLY); THENCE, RUNNING WITH A SOUTH LINE OF THE SAID PASS PROPERTY SOUTH 65° 54' EAST 259.2 FEET TO AN IRON STAKE, A CORNER OF THE SAME PASS PROPERTY; THENCE, CONTINUING WITH AN EAST LINE OF SAID PROPERTY NORTH 29° 3' 40" EAST 350.88 FEET TO AN IRON STAKE, A NORTHEAST CORNER OF SAID PASS PROPERTY; THENCE, RUNNING ON A NEW LINE NORTH 21° 50' 39" EAST 79.03 FEET TO AN IRON STAKE; THENCE, RUNNING NORTH 60° 20' 37' 37" WEST 15.63 FEET TO AN IRON STAKE; THENCE, RUNNING NORTH 47° 52' 08" EAST 26.74 FEET TO AN IRON STAKE; THENCE, RUNNING SOUTH 45° 56' 24" EAST 33.66 FEET TO AN IRON STAKE; THENCE, RUNNING SOUTH 12° 54' 26" WEST 121.91 FEET TO AN IRON STAKE; THENCE, RUNNING SOUTH 66° 02' 16" EAST 409.80 FEET TO AN IRON STAKE IN THE WEST LINE OF H. E. PARKER (NOW OR FORMERLY); THENCE, RUNNING WITH THE SAID PARKER LINE AND CONTINUING WITH A LINE OF EDNA W. BINGHAM (NOW OR FORMERLY); SOUTH 26° 19' 11" WEST 351.19 FEET TO AN IRON STAKE; THENCE, CONTINUING WITH THE SAID BINGHAM LINE, SOUTH 25° 48' 11" WEST 245.8 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING. THE SAME CONTAINING 8.334 ACRES, MORE OR LESS, ACCORDING TO THE HEREINAFTER REFERRED SURVEY.

TOGETHER WITH A NON-EXCLUSIVE PERMANENT EASEMENT 45 FEET IN WIDTH, FOR INGRESS, EGRESS AND REGRESS AND UTILITY PURPOSES, THE CENTER LINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE, THE NORTHERNMOST CORNER OF THE FEE SIMPLE TRACT DESCRIBED ABOVE, SAID IRON STAKE ALSO BEING LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE EASTERNMOST CORNER OF THE PROPERTY OF CLAYTON Q. PASS (NOW OR FORMERLY) REFERRED TO ABOVE, VIZ NORTH 21° 50' 39" EAST 79.03 FEET TO AN IRON STAKE; NORTH 60° 37' 37" WEST 15.63 FEET TO AN IRON STAKE; AND NORTH 47° 52' 08" EAST 26.74 FEET TO AN IRON STAKE; FROM SAID BEGINNING POINT THUS ESTABLISHED, SAID CENTERLINE RUNS AS FOLLOWS: NORTH 45° 56' 24" WEST 5.10 FEET TO A POINT; SOUTH 46° 35' 0" WEST 20.18 FEET TO A POINT; SOUTH 62° 06' 43" WEST 48 FEET TO A POINT; SOUTH 88° 08' 20" WEST 48.12 FEET TO A POINT; NORTH 75° 24' 31" WEST 49.93 FEET TO A POINT; NORTH 67° 17' 42" WEST 46.07 FEET TO A POINT; NORTH 67° 29' 29" WEST 51 FEET TO A POINT; NORTH 70° 29' 39" WEST 51 FEET TO A POINT; NORTH 72° 36' 42" WEST 82.02 FEET TO A POINT; NORTH 73° 0' 19" WEST 52 FEET TO A POINT; SAID POINT BEING IN THE WESTERN LINE OF THE PROPERTY OF THE GRANTORS HEREIN AND AN EAST LINE OF REX Q. PASS (NOW OR FORMERLY), SEE DEED BOOK 722, AT PAGE 508 OF THE FORSYTH COUNTY REGISTRY. AT SAID POINT THE EASEMENT JUST DESCRIBED JOINS THAT 60 FOOT EASEMENT CONVEYED TO THE GRANTORS HEREIN IN DEED BOOK 1037, AT PAGES 1100 AND 1606 OF THE FORSYTH COUNTY REGISTRY AND RUNS TO AN EASTERN RIGHT OF WAY LINE OF ARDEN DRIVE.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH THE SURVEY BY DANIEL W. DONTHAN, REGISTERED LAND SURVEYOR, DATED OCTOBER 10, 1984 AND CAPTIONED "PROPERTY OF WILLIAM C. YOUNG AND WIFE, MILDRED D. YOUNG".

IT IS THE INTENTION OF THIS DEED TO RESERVE, AND THIS DEED DOES HEREBY RESERVE A NON-EXCLUSIVE PERMANENT EASEMENT 45' IN WIDTH JOINING THOSE 60' EASEMENTS DESCRIBED IN DEED BOOK 1037 AT PAGE 1100 AND 1606 AND RUNNING TO A NORTHWEST BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 1463 AT PAGE 1107 OF THE FORSYTH COUNTY REGISTRY, THE CENTER LINE OF SAID 45' EASEMENT BEING THE CENTER LINE OF THAT ASPHALT DRIVEWAY ALREADY LOCATED ON THE GROUND WHETHER AS DESCRIBED ABOVE, OR NOT. GRANTORS ALSO EXPRESSLY RESERVE UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS A NON-EXCLUSIVE EASEMENT 60' IN WIDTH AS DESCRIBED IN BOOK 1037 AT PAGES 1100 AND 1606, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.