

**2022015734 00167**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$503.00  
 PRESENTED & RECORDED  
 04/01/2022 02:07:18 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
 BK: RE 3686 PG: 136 - 138

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$503.00Parcel Identifier Number: 6819-46-3839.000 Verified by Forsyth County

By: \_\_\_\_\_

Mail/Box to: Grantee at Mailing Address**PREPARED BY COLTRANE & OVERFIELD, PLLC**This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401Brief description for the Index: Metes & Bounds: Lot 19 & Partial Lot 20, J.C. Vestal, PB 17-49THIS DEED made this 24<sup>th</sup> day of March, 2022 by and between

GRANTOR	GRANTEE
<p><b>Nicholas R. Tharington and spouse, Megan Tharington</b></p> <p><u>Forwarding Address:</u> 200 Ascender Drive King, NC 27021</p>	<p><b>Michael McBryde, unmarried, and Katherine J. Simone, unmarried, as joint tenants with rights of survivorship</b></p> <p><u>Property &amp; Mailing Address:</u> 1219 Vestal Road Rural Hall, NC 27045</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 or parcel of land situated in the Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

**PLEASE SEE ATTACHED EXHIBIT "A"**

All or a portion of the property herein conveyed [] includes or [] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3336 Page 2293.

A map of the property conveyed is recorded at Plat Book 17 Page 49.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

submitted electronically by "Coltrane & Overfield, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

Nicholas R. Tharington (SEAL)  
Nicholas R. Tharington

Megan Tharington (SEAL)  
Megan Tharington

State of North Carolina  
County or City of Stokes

I, the undersigned Notary Public of the County or City of King and State aforesaid, certify that **Nicholas R. Tharington** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. **EMILY BOWMAN** Notarial stamp or seal this 24 day of March, 2022.

**EMILY BOWMAN**  
Notary Public  
Stokes Co., North Carolina  
My Commission Expires June 6, 2026

My Commission Expires: 6-6-2026  
(Affix Seal)

Emily Bowman Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County or City of Stokes

I, the undersigned Notary Public of the County or City of King and State aforesaid, certify that **Megan Tharington** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of March, 2022.

**EMILY BOWMAN**  
Notary Public  
Stokes Co., North Carolina  
My Commission Expires June 6, 2026

My Commission Expires: 6-6-2026  
(Affix Seal)

Emily Bowman Notary Public  
Notary's Printed or Typed Name

## Exhibit A

## Property Description

Parcel #: 6819-46-3839.000

Property Address: 1219 Vestal Road, Rural Hall, NC 27045

**Beginning at an iron pipe located in Vestal Road, said iron pipe being South 80° 02' 59" East 163.01 feet to the southeastern corner of Lot No. 17, J. C. Vestal Property as further described in Plat Book 17, Page 49, Forsyth County Registry; thence from said beginning point South 72° 43' 04" West 80.1 feet on a cord with Vestal Road to an iron pipe; thence continuing on a cord with Vestal Road South 62° 56' 29" West 4.06 feet to an iron pipe; thence along a new line with Lot No. 20, J. C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry, North 18° 11' 21" West 116.54 feet to an iron pipe; thence continuing along a new line with Lot No. 20, J. C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry, the following two courses and distances: North 12° 07' 09" West 85.97 feet to an iron pipe and North 9° 58' 42" West 77.95 feet to an iron pipe found and hickory tree; thence continuing on a line with Bobby L. Payne (Deed Book 1144, Page 1305, Forsyth County Registry) South 87° 22' 00" East 142.93 feet to an iron pipe on the corner of Lot No. 18, J. C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry and Payne; thence along said Lot No. 18 South 38° 25' 06" (should read East) 234.86 feet to the point and place of beginning. Being all of Lot No. 19, J. C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry and a small rectangular place of land from Lot No. 20, J. C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry. This description taken from a map and plat prepared by United Limited Engineering and Surveying dated June 27, 1997.**