

2022016053 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$176.00
 PRESENTED & RECORDED
 04/04/2022 03:03:05 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY
 BK: RE 3686 PG: 1696 - 1698

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$176.00

Tax Parcel Identification Number: 6866-06-5432.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 4684 Palace Avenue, Winston Salem, NC 27101

Property Address: 650 Peddycord Road, Kernersville, NC 27284

Brief description for the Index: See Exhibit A

THIS DEED made this 4th day of April, 2022 by and between

GRANTOR

COE MOTORS, INC.
A North Carolina Corporation by
Marshal Edwin Rowell, Executor of the Estate of
Louise W. Coe, President and Sole Shareholder

142 Isleworth Drive
Advance, NC 27006

GRANTEE

WILLIAM LEE DUGGINS and wife,
AMY MILLER DUGGINS

4684 Palace Avenue
Winston Salem, NC 27101

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 County of **FORSYTH** State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 1523 Page 1316, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2022 property taxes.

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

Coe Motors, Inc, a North Carolina Corporation

By: Marshal Edwin Rowell (SEAL)

Name: Marshal Edwin Rowell

Title: President, its sole shareholder and Executor of the Estate of Louise W. Coe

STATE OF North Carolina

COUNTY OF Forsyth

I, Karen H. Perdue, a Notary Public of the County of Guilford and State of North Carolina, certify that Marshal Edwin Rowell, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the President of Coe Motors, Inc., its sole shareholder and Executor of the Estate of Louise W. Coe personally appeared before me this day and acknowledged that he is President of Coe Motors, Inc. and that as President being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 4 day of April, 2022.

Karen H. Perdue

Notary Public

Name: Karen H. Perdue

My Commission Expires: 12/5/2022

Karen H. Perdue
Notary Public
Guilford County, NC

EXHIBIT "A"
PROPERTY DESCRIPTION

Lot 1K

All that parcel of land lying in Middleford #2 Township, County of Forsyth and State of North Carolina, containing 0.24 acres, more or less, as shown on a survey dated August 25, 1978, by Joseph Parks Bennett, Jr., Registered Land Surveyor, and being described more particularly as follows: BEGINNING at an iron stake, Southeast corner of the within described parcel and Southwest corner of the Property of J. H. Petty (Deed Book 922, Page 250, Forsyth County Registry), and running from said point of BEGINNING with the North line of the Property of Kathleen P. Yokely, North 80 degrees 34 minutes West 50.0 feet to an iron stake; running thence North 3 degrees 37 minutes East 210.0 feet to an iron stake, the point the place of BEGINNING. For further reference, see Deed Book 1248, Page 564.

Lot 26

BEGINNING at the corner of Sam F. Vance and W. B. Vance on a road running between Paul Peddicord and W. B. Vance; running thence West with Sam F. Vance line 210 feet to a corner; thence South 210 feet to a corner; thence East 210 feet to a corner, stake in the road first mentioned; thence North on the West side of said road to the place of BEGINNING, containing one acre, more or less. For further reference, see Deed Book 922, Page 250.

Marshal Edwin Rowell, as Executor is the owner of all shares of Coe Motors, Inc. pursuant to the will of Louise W. Coe. See Estate File # 20 E 1351