

2022023045 00074

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$87.00

PRESENTED & RECORDED
 05/13/2022 10:38:31 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3694
PG: 3969 - 3973

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$87.00

Parcel Identifier No. 6849-37-2529.00

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Law, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Law

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: .5390 ac +/-, along Baux Mountain Rd

THIS DEED made the 11th day of May, 2022, by and between

GRANTOR	GRANTEE
<p>Thomas Earl Wilson, Jr. and wife, Dianna Lane Wilson</p> <p>Grantor Address:</p>	<p>Kimberly Michelle Meeks, a single woman</p> <p>Property Address: 6831 Baux Mountain Road Germanton, NC 27019</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 Forsyth County, North Carolina and more particularly described as follows:

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

The property herein described [] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3608, Page 4491, Forsyth County Registry.

Submitted electronically by "Atlas Law"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

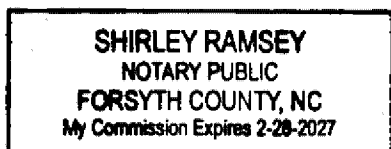
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Dianna L Wilson (SEAL)
Dianna Lane Wilson

STATE OF NC
COUNTY OF Forsyth

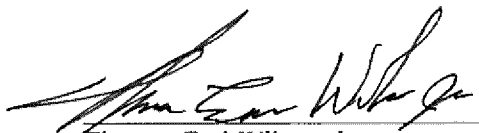
I, the undersigned Notary Public, do hereby certify that Dianna Lane Wilson personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11th day of May, 2022.



Shirley Ramsey
Notary Public
My commission expires: 2-28-2027

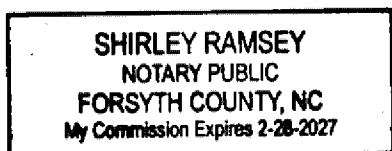
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Thomas Earl Wilson, Jr.

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Thomas Earl Wilson Jr. personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11th day of May, 2022.




 Notary Public
My commission expires: 2-28-2027

Exhibit "A"
Property of Kimberly Michelle Meeks, a single woman
6831 Baux Mountain Road

BEGINNING at an iron stake, said iron being located in the southern right-of-way line of the Baux Mountain Road, said stake being S 35 deg. E along and right-of-way line 257.48 feet from an iron, the northwest corner of the property of Virginia McGill as recorded in Book 1259, Page 1067, Forsyth County Registry, said point being where the south line of Tract No. 4, being the north line of Tract No. 5, at the Joseph Creson lands intersects the southeast line of said Baux Mountain Road; running thence S 57 deg. 25' 21" E 167.74 feet to an iron stake; thence S 35 deg. 32' 47" W 129.76 feet to an iron stake; thence N 64 deg. 57' 47" W 168.59 feet to an iron stake in the southeast right of way line of said Baux Mountain Road; thence with the said right of way line N 34 deg. 53' 08" E 151.84 feet to the BEGINNING, containing .5390 acres, more or less, all according to a survey by Thomas A. Riccio dated May 18, 1998.

The subject property is the same as that property described in Deed Book 3608, Page 4491, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6849-37-2529.00 on the Forsyth County Tax Maps.