



2022036664 00086
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 08-05-2022 11:33:59 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3710
PG: 4125-4127

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ _____ **NO TITLE SEARCH/NO CLOSING**

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 2022.
 BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW *-original to*

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 1.12 acres, more or less

THIS DEED made this the 28th day of July, 2022, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
JENNIFER MERRITT WOOD, unmarried 4966 Yadkinville Road Pfafftown, North Carolina 27040	JUSTIN K. ARRINGTON, unmarried 4966 Yadkinville Road Pfafftown, North Carolina 27040

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 FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 5000 Yadkinville Road, Pfafftown, NC 27040
 FORSYTH CO. TAX PIN# 5897-56-6780.00

As per NCGS § 105-317.2 the foregoing property [X]does not include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 3549, Page 1315.

A map showing the above-described property is recorded in Plat Book ____ Page ____.

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:

Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

Jennifer Merritt Wood (SEAL)
JENNIFER MERRITT WOOD

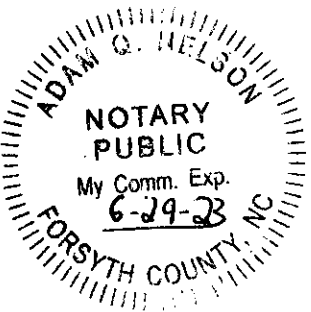
<p style="text-align: center;">Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that JENNIFER MERRITT WOOD personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>4th</u> day of <u>August</u>, 2022.</p> <p style="text-align: center;"><u>Adam Q. Nelson</u></p> <hr/> <p>Notary Public My Commission Expires: <u>June 29, 2023</u></p>
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EXHIBIT "A"

BEGINNING at a triple Oak Tree the South side of U. S. Highway 421, said Oak Tree being Louise Willis Northeast corner, running thence with the South side of said U. S. Highway 421 twenty feet more or less, South of the center line North 82 degrees 45 minutes East 156 feet to an iron stake over a culvert, a new corner; thence with Bill Branch whose random line is South 8 degrees 59 minutes East 242 feet to an iron stake on the West side of Branch 6 feet West of the Center; thence another new line South 49 degrees 59 minutes West 187.8 feet to a stake or 193.8 feet from the center of Bill Branch to said stake in Louise Willis East line a new corner; thence with said East line of said Louise Willis North 8 degrees 09 seconds West 343.5 feet to the point of beginning, containing 1.12 acres, more or less.