

**2022039020 00077**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$830.00**

PRESENTED & RECORDED  
 08/22/2022 11:20:57 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
 BK: RE 3713  
 PG: 3165 - 3172

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$ 830.00
Parcel ID:	6867-30-2199
Mail/Box to:	Grantee
Prepared by:	Brinkley Walser Stoner, PLLC, North Carolina Licensed Attorneys 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:	Lot 004A; Tabor Ranch Road; 37.07+- ac

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18 day of August, 2022, by and between:

GRANTOR	GRANTEE
<p><b>Laura McGowan Murray and husband,            Robert Meredith Murray and; James Alton            McGowan, III and wife, Jennifer Ann            McGowan</b>            4583 Scythe Road            Julian, NC 27283</p>	<p><b>Davidson Land Development, LLC, a North            Carolina limited liability company</b>            300 East Center Street            Lexington, NC 27292</p>

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land in the Kernersville Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**See attached EXHIBIT A**

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

All or a portion of the Property was acquired by Grantor by instrument recorded in DB 3278, PG 3029, Forsyth County Registry.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book , page of the Davidson County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and rights of way of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

James Alton McGowan, III

*Laura McGowan Murray*  
Laura McGowan Murray

Jennifer Ann McGowan

*Robert Meredith Murray*  
Robert Meredith Murray

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary of the above state and county, certify that the following person personally appeared before me on the \_\_\_\_ day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: James Alton McGowan, III

Affix Notary Seal/Stamp

Notary Public (Official Signature)

My commission expires: \_\_\_\_\_

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James Alton McGowan, III  
James Alton McGowan, III

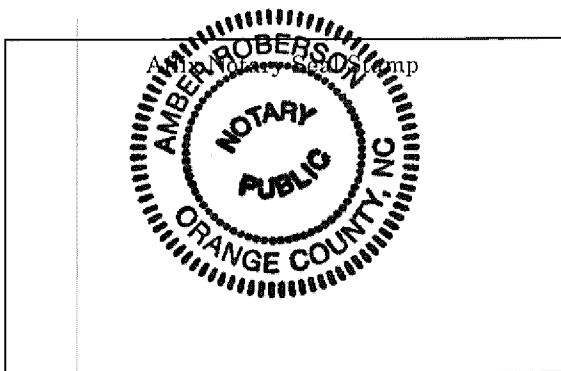
\_\_\_\_\_  
Laura McGowan Murray

Jennifer Ann McGowan  
Jennifer Ann McGowan

\_\_\_\_\_  
Robert Meredith Murray

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I Amber Roberson, a Notary of the above state and county, certify that the following person personally appeared before me on the 18 day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: James Alton McGowan, III



Amber Roberson  
Notary Public (Official Signature)  
My commission expires: May 17, 2024



[Faint, illegible text, possibly a signature or header information]

[Faint, illegible text, possibly a title or introductory paragraph]

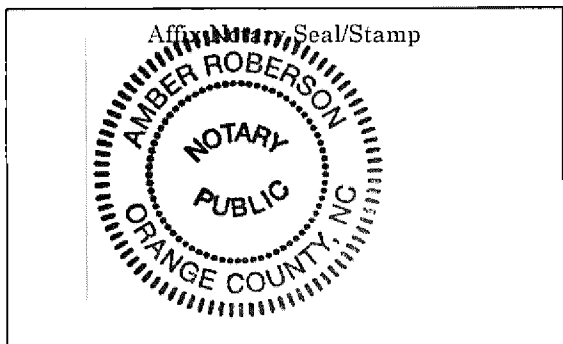
[Faint, illegible text, possibly a main body paragraph]

[Faint, illegible text, possibly a concluding paragraph or signature area]

[Faint, illegible text, possibly a footer or date]

STATE OF NORTH CAROLINA  
COUNTY OF Orange

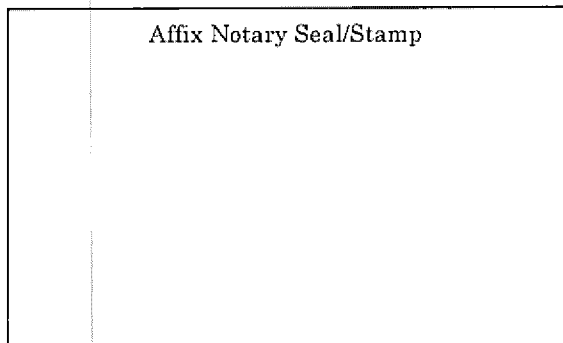
I Amber Roberson, a Notary of the above state and county, certify that the following person personally appeared before me on the 18 day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: Jennifer Ann McGowan



Amber Roberson  
Notary Public (Official Signature)  
My commission expires: May 17, 2026

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

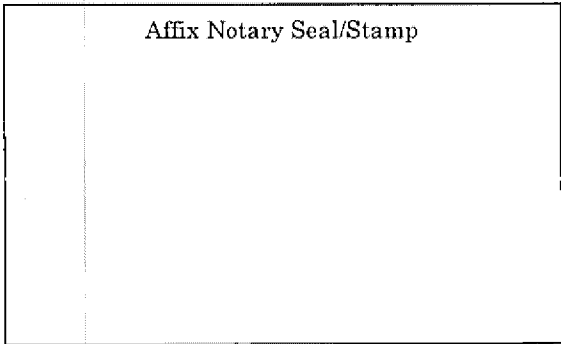
I \_\_\_\_\_, a Notary of the above state and county, certify that the following person personally appeared before me on the \_\_\_\_ day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: Laura McGowan Murray



\_\_\_\_\_  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary of the above state and county, certify that the following person personally appeared before me on the \_\_\_\_ day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: Jennifer Ann McGowan

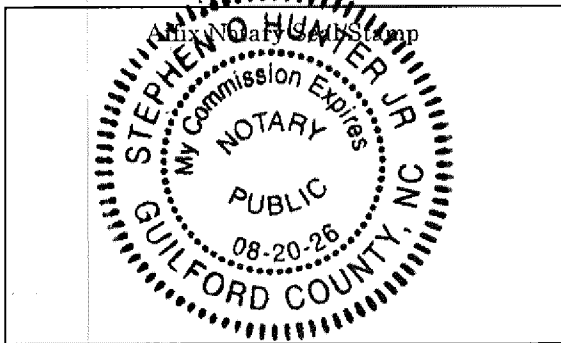


\_\_\_\_\_  
Notary Public (Official Signature)

My commission expires: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF Burlington

I Stephen J. Houston, Jr, a Notary of the above state and county, certify that the following person personally appeared before me on the 18 day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: Laura McGowan Murray



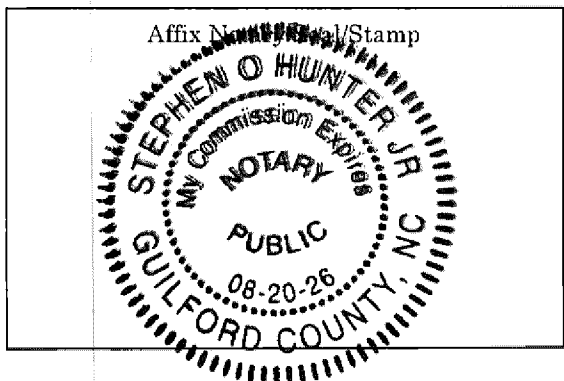
Stephen J. Houston, Jr  
Notary Public (Official Signature)

My commission expires: 8/20/2026

STATE OF NORTH CAROLINA

COUNTY OF Hertford

I Stephen D. Hunter, Jr., a Notary of the above state and county, certify that the following person personally appeared before me on the 18 day of August, 2022, acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein: Robert Meredith Murray



Stephen D. Hunter Jr.  
Notary Public (Official Signature)  
My commission expires: 8/20/2026

## EXHIBIT A

BEGINNING in a muddy creek, thence with Robbin's line North 27 deg 30 min East 647.0 feet to a stone Robbin's corner; thence with Robbin's line South 48 deg 38 minutes East 926.0 feet to a stone, Robbin's corner; thence North 6 deg 11 min East with Robbin's and West's line 1896.8 feet to iron stake West's and Lot Number 5's corner; thence with Lot Number 5 North 87 deg 40 min West 867.5 feet to a new road at curve; thence with new road South 12 deg 45 min East 657.0 feet to curve in new road; thence with new road 53 deg 30 min West 870.0 feet to iron stake at end of new road; thence South 6 deg West with line of Lot Number 3, 750 feet to creek; thence with creek Eastwardly to the BEGINNING, containing 37.07 acres, more or less. See map recorded in PB 10, PG 87 of the office of Register of Deeds, Forsyth County, North Carolina. SAVE and EXCEPT those portions deeded to NCDOT DB 3177, PG 2181-2184.

REF: DB 3278 PG 3029