

2022042309 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$800.00

PRESENTED & RECORDED

09/13/2022 12:55:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3717**PG: 2441 - 2444****GENERAL WARRANTY DEED**Excise Tax: **\$800.00**

Tax Parcel ID No. **5884-39-4436.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. 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:

THIS DEED, made this the **13th** day of **September**, 20**22**, by and between**GRANTOR:****Mallory Anne Hipsher and spouse, Bryan Hipsher**

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE: Jeremy Silkstone**whose mailing address is **1575 Westland Lane, Clemmons, NC 27012**(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3429 Page 3190, and being reflected on plat(s) recorded in Map/Plat Book , page/slide .

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____
Print/Type Name & Title: _____

Mallory Anne Hipsher (SEAL)
Mallory Anne Hipsher

By: _____
Print/Type Name & Title: _____

Bryan Hipsher (SEAL)
Bryan Hipsher

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

State of Ohio
County of Hardin

(Official/Notarial Seal)

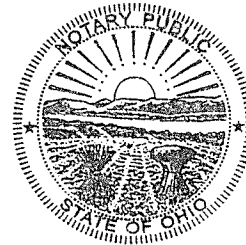
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Mallory Anne Hipsher and Bryan Hipsher

[insert name(s) of principal(s)].

Date: 9/9/2022 R.G.

Rhett Vincent Grant Notary Public
Notary's Printed or Typed Name



RHETT VINCENT GRANT
Notary Public, State of Ohio
My Comm. Expires Nov. 05, 2023

My Commission Expires:
11/05/2023

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEGINNING at an iron stake located in the northeast corner of the herein-described tract (being the northeast corner of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry) same being the northwest corner of Lot 18 as shown on the Map of Westland Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, said iron stake also being located in the southern line of the Ernest P. Parker Property as described in Deed Book 944, Page 524, Forsyth County Registry; running thence along the western line of Lots Nos. 18, 19, 20, 21, 22, 23, and partially of Lot No. 24 of Westland, Section One, South 26 degrees 19 minutes 21 seconds West 669.00 feet to an iron stake; running thence North 86 degrees 16 minutes 40 seconds West 120.64 feet to a new iron stake; running thence on a new line North 10 degrees 20 minutes 49 seconds East 29.59 feet to a new iron stake; running thence on a new line North 40 degrees 50 minutes 01 second East 78.55 feet to a new iron stake; running thence on a new line North 45 degrees 59 minutes 27 seconds West 5.73 feet to a new iron stake; running thence on a new line North 07 degrees 48 minutes 00 seconds East 27.95 feet to a new iron stake; running thence on a new line North 43 degrees 25 minutes 15 seconds West 131.95 feet to a new iron stake; running thence on a new line North 05 degrees 20 minutes 39 seconds West 115.85 feet to a new iron stake; running thence on a new line North 23 degrees 30 minutes 01 second East 107.82 feet to an iron stake; thence on a new line North 37 degrees 46 minutes 55 seconds East 246.82 feet to a new iron stake located in Parker's southern line; running thence along Parker's southern line, South 82 degrees 51 minutes 55 seconds East 270.06 feet to an iron stake, the point and place of the Beginning, containing 3.628 acres, more or less, and being a western portion of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry, all as per the survey of Thomas A. Riccio, R.L.S., made June 15, 1987, drawing number 87-064A, and being a portion of Tax Lot 32 of Forsyth County Tax Block 4433.

Together with that perpetual right and easement of ingress, egress, and regress described in that Deed of Easement recorded in Deed Book 854, Page 82, Forsyth County Registry, said easement being appurtenant to and running with the hereinabove described land and same is hereby granted to the grantee and her successors in title forever.

This conveyance is subject to a perpetual right and easement of ingress, egress, and regress over and upon the southwest corner of the hereinabove described property, which easement the grantor has conveyed and granted for the benefit of that property described in Deed Book 1019, Page 90, Forsyth County Registry, and upon which the grantor hereby reserves and retains unto herself and her successors in title forever a perpetual right and easement of ingress, egress, and regress, said easement being appurtenant to and running with the hereinabove described land, and same being more particularly described as follows:

BEGINNING at a new iron stake located in a southern line of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry, same being located in the southwestern corner of the herein described easement, and same being located the following two courses and distances from the southwest corner of Lot 24 (said corner being located in the northern right of way line of Westland Land) of Westland, Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, as follows:

Exhibit A Continued

North 26 degrees 19 minutes 21 seconds East 72.56 feet to an iron stake and North 86 degrees 16 minutes 40 seconds West 120.64 feet to an iron stake (the beginning point); running thence from the Beginning point North 10 degrees 20 minutes 49 seconds East 29.59 feet to an iron stake; running thence North 40 degrees 50 minutes 01 second East 78.55 feet to an iron stake; running thence South 49 degrees 10 minutes 00 seconds East 25.0 feet to a point; running thence South 40 degrees 50 minutes 01 second West 71.74 feet to a point; running thence South 10 degrees 20 minutes 49 seconds West 19.87 feet to a point; running thence North 86 degrees 16 minutes 40 seconds West 25.17 feet to an iron stake, the point and place of the Beginning, all as per the survey of Thomas L. Riccio, R.L.S., made June 15, 1987.