

2022043761 00076

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/22/2022 12:07:42 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3719
PG: 996 - 998

Mail deed and tax bills to Grantee: **959 Sedge Garden Road, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: NTC

Brief description: **1.123 acres along Rocky Branch Road**

GENERAL WARRANTY DEED

THIS DEED made this 22nd day of September, 2022, by and between:

GRANTOR:	GRANTEE:
MICHAEL HOWARD PHILLIPS and wife, REBECCA HICKS PHILLIPS	MICHAEL HOWARD PHILLIPS and wife, REBECCA HICKS PHILLIPS
Grantor address: 959 Sedge Garden Road Kernersville, NC 27284	Grantee address: 959 Sedge Garden Road Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **2704 Rocky Branch Road, Walkertown, NC 27051**

Purpose: Michael Howard Phillips acquired this property by deeds recorded in Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry. The purpose of this deed is to create a tenancy by entirety in Michael Howard Phillips and wife, Rebecca Hicks Phillips.

Note: The parties hereto executed a Prenuptial Agreement which is recorded in Book 3443, Page 1917, Forsyth County Registry, however, it is their desire to own this property as tenants by entirety.

Submitted electronically by "Thomas and Bennett"
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Michael Howard Phillips (Seal)
Michael Howard Phillips

Rebecca Hicks Phillips (Seal)
Rebecca Hicks Phillips

North Carolina, Forsyth County

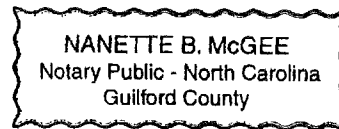
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Michael Howard Phillips and Rebecca Hicks Phillips

September 22, 2022

Place notary seal below this line:

Nanette B. McGee
 Notary Public – Nanette B. McGee



My Commission Expires: September 24, 2025

EXHIBIT A**Michael Howard Phillips and wife, Rebecca Hicks Phillips****1.123 acres along Rocky Branch Road****2704 Rocky Branch Road****Property Description:**

BEGINNING at an iron stake located at the north right of way line of Rocky Branch Road (this point lies within the northern margin of the proposed right of way extension of Rocky Branch Road – a proposed private road – and lies North 01° 23' East 30.00 feet from the southeast corner of the property described in Deed Book 922, Page 423, Forsyth County Registry), southwest corner of N. H. Vaughn property (Deed Book 764, Page 219, Forsyth County Registry) and running thence with the north right of way line of the proposed extension of (Rocky Branch Road), North 88° 37' West 200.00 feet to an iron stake lying in the western boundary line of the property described in Deed Book 922, Page 423, Forsyth County Registry, southeast corner of the property of Henry P. Morris (now or formerly); running thence North 01° 23' East 246.90 feet to an iron stake lying at the northwest corner of the property described in Deed Book 922, Page 423, Forsyth County Registry; thence South 87° 23' 06" East 200.05 feet to an iron stake lying at the northeast corner of the property described in Deed Book 922, Page 423, Forsyth County Registry; thence South 01° 23' West 242.60 feet to the place of BEGINNING and containing **1.123 acres**, more or less. This description is in accordance with a survey prepared by Daniel Donathan, RLS, dated November 14, 1953.

The above described property contains all of the real property contained in the legal description to that 1.26 acre tract of land described in the conveyance recorded in Deed Book 922, Page 423, Forsyth County Registry except for a thirty (30) foot wide strip of land lying contiguous to and north of the southern boundary line of the said 1.26 acre tract of land which was excepted and recited as being “dedicated to public use” apparently for an extension of Rocky Branch Road all as more specifically set out in the conveyance recorded in Deed Book 922, Page 423, Forsyth County Registry, the description which is incorporated herein by reference.

There is conveyed herewith all of the property described in the deeds recorded in Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry.

There is also conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in the deeds recorded in Deed Book 922, Page 423; Book 1420, Page 1531; Book 2247, Page 2899; Book 2828, Page 4210; Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry.

This is the same property as described in Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry and is designated as Tax PIN 6858-70-7963.00 (Block 3241, Lot 012H) on the Forsyth County tax maps.