

**2023003472 00040**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$480.00**

PRESENTED & RECORDED  
 02/02/2023 11:12:55 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3739**  
**PG: 550 - 559**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$480.00

Parcel Identifier Number: 6848-63-0720.000, 6848-65-5466.000, 6848-65-6074.000, 6848-54-5535.000, 6848-54-3575.000  
 Verified by Forsyth County By: \_\_\_\_\_

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: 5 Tracts: Metes & Bounds

THIS DEED made this 23 day of January, 2023 by and between

GRANTOR	GRANTEE
<p><b>Kathryn Y. McClain and spouse, Gary Mark McClain;                      Christine Y. Williams and spouse, James Monroe Williams Jr.;                      Virginia Y. Brown and spouse, Larry Talmadge Brown;                      Benjamin N. Yeager and spouse, Harriett Clark Yeager;                      Elizabeth Y. Fisher and spouse, James Arthur Fisher; and                      Carolyn Y. Hall and spouse, George Harvey Hall</b></p> <p><u>Forwarding Address:</u>  <b>117 Moratock Point                      New London, NC 28127</b></p>	<p><b>Natalie Layden and spouse, Emily Price</b></p> <p><u>Property Address:</u>  <b>0 Dippen Road                      0 Sitka Road                      5058 Sitka Road                      Walkertown, NC 27051</b></p> <p><u>Mailing Address:</u>  <b>4875 Northrop Drive                      Winston-Salem, NC 27101</b></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 the Middlefork I Township, Forsyth County, North Carolina and more particularly described as follows:

**PLEASE SEE ATTACHED EXHIBIT "A"**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3230 Page 3610.

A map of the property conveyed is recorded at 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.

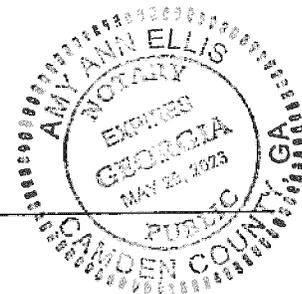
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

Kathryn Y. McClain (SEAL)  
Kathryn Y. McClain

Gary Mark McClain (SEAL)  
Gary Mark McClain



State of GA  
County or City of Camden

I, the undersigned Notary Public of the County or City of Camden and State aforesaid, certify that **Kathryn Y. McClain** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of January, 2023.

My Commission Expires: 5-29-2023  
(Affix Seal)

Amy Ann Ellis  
Amy Ann Ellis Notary Public  
Notary's Printed or Typed Name

State of GA  
County or City of Camden

I, the undersigned Notary Public of the County or City of Camden and State aforesaid, certify that **Gary Mark McClain** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of January, 2023.

My Commission Expires: 5-29-2023  
(Affix Seal)

Amy Ann Ellis  
Amy Ann Ellis Notary Public  
Notary's Printed or Typed Name



Christine Y. Williams (SEAL)  
Christine Y. Williams

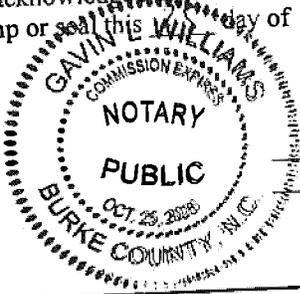
James Monroe Williams, Jr. (SEAL)  
James Monroe Williams, Jr.



State of NORTH CAROLINA  
County or City of BURKE

I, the undersigned Notary Public of the County or City of BURKE and State aforesaid, certify that **Christine Y. Williams** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this JANUARY day of JANUARY, 2023.

My Commission Expires: 10/25/2026  
(Affix Seal)

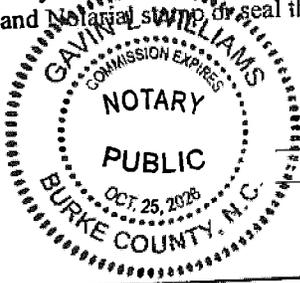


Gavin Williams Notary Public  
Notary's Printed or Typed Name

State of NORTH CAROLINA  
County or City of BURKE

I, the undersigned Notary Public of the County or City of BURKE and State aforesaid, certify that **James Monroe Williams, Jr.** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25 day of JANUARY, 2023.

My Commission Expires: 10/25/2026  
(Affix Seal)



Gavin Williams Notary Public  
Notary's Printed or Typed Name

Virginia Y. Brown (SEAL)  
Virginia Y. Brown

Larry Talmadge Brown (SEAL)  
Larry Talmadge Brown

State of North Carolina  
County or City of Davie

I, the undersigned Notary Public of the County or City of Advance and State aforesaid, certify that **Virginia Y. Brown** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of January, 2023.

My Commission Expires: <u>2-17-2025</u> (Affix Seal)	<b>KAREN M GUITON</b> Notary Public Davie Co., North Carolina	<u>Karen M Guiton</u> Notary Public
	My Commission Expires Feb. 17, 2025	Notary's Printed or Typed Name

State of North Carolina  
County or City of Davie

I, the undersigned Notary Public of the County or City of Advance and State aforesaid, certify that **Larry Talmadge Brown** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of January, 2023.

My Commission Expires: <u>2-17-2025</u> (Affix Seal)	<b>KAREN M GUITON</b> Notary Public Davie Co., North Carolina	<u>Karen M Guiton</u> Notary Public
	My Commission Expires Feb. 17, 2025	Notary's Printed or Typed Name

Benjamin N. Yeager

Benjamin N. Yeager

(SEAL)

Harriett Clark Yeager

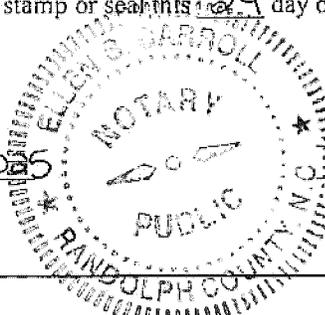
Harriett Clark Yeager

(SEAL)

State of NC  
County or City of Randolph

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that **Benjamin N. Yeager** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of January, 2023.

My Commission Expires: 8-16-2025  
(Affix Seal)

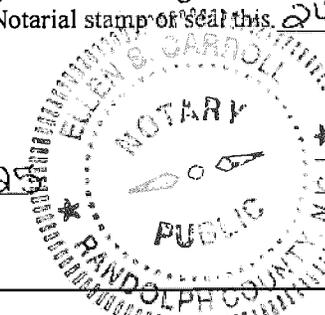


Ellen S. Carroll  
Ellen S. Carroll Notary Public  
Notary's Printed or Typed Name

State of NC  
County or City of Randolph

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that **Harriett Clark Yeager** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of January, 2023.

My Commission Expires: 8-16-2025  
(Affix Seal)



Ellen S. Carroll  
Ellen S. Carroll Notary Public  
Notary's Printed or Typed Name

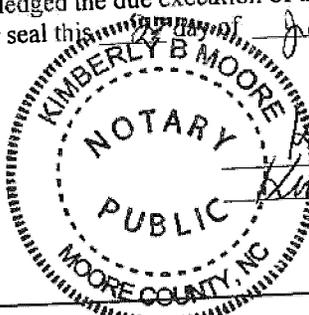
Elizabeth Y. Fisher (SEAL)  
Elizabeth Y. Fisher

James Arthur Fisher (SEAL)  
James Arthur Fisher

State of North Carolina  
County or City of Moore City

I, the undersigned Notary Public of the County or City of Pinehurst Moore and State aforesaid, certify that Elizabeth Y. Fisher appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of January, 2023.

My Commission Expires March 29, 2025  
(Affix Seal)

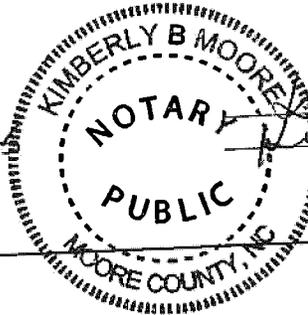


Kimberly B Moore  
Kimberly B Moore Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County or City of Moore City

I, the undersigned Notary Public of the County or City of Pinehurst Moore City and State aforesaid, certify that James Arthur Fisher appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of January, 2023.

My Commission Expires March 29, 2025  
(Affix Seal)



Kimberly B Moore  
Kimberly B Moore Notary Public  
Notary's Printed or Typed Name

Carolyn Y. Hall (SEAL)  
Carolyn Y. Hall

George Harvey Hall (SEAL)  
George Harvey Hall

State of North Carolina  
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Carolyn Y. Hall appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of January, 2023.

MICHAEL I. CHANEY  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
August 02, 2026

My Commission Expires: 08/02/2026  
(Affix Seal)

Michael I. Chaney Notary Public  
Notary's Printed or Typed Name

State of North Carolina  
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that George Harvey Hall appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of January, 2023.

MICHAEL I. CHANEY  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
August 02, 2026

My Commission Expires: 08/02/2026  
(Affix Seal)

Michael I. Chaney Notary Public  
Notary's Printed or Typed Name

## Exhibit A

## Property Description

Tracts 1 & 2

Address: 0 Sitka Road, Walkertown, NC 27051

Parcel #: 6848-54-3575 & 6848-54-5535

BEGINNING at an iron pipe found, said iron pipe being the northwest corner of Lot 35, Day Acres, Section 2, as per plat thereof recorded in Plat Book 21, at Page 96, in the Office of the Register of Deeds for Forsyth County, North Carolina, said iron pipe lying and being in the south margin of Sitka Road, and, from the point and place of BEGINNING, thence North 89° 24' 20" East 300.38 feet to an iron pipe found; thence South 00° 24' 14" East 224.81 feet to an iron pipe found; thence South 89° 24' 49" West 300.10 feet to an iron pipe found; thence North 00° 28' 32" West 224.77 feet to the point and place of BEGINNING, containing 1.55 acres, more or less, all according to an unrecorded survey by G. Matthew Gorrell, Professional Land Surveyor, for Four Points Surveyors PLLC, on July 25, 2022.

Tract 3

Address: 5058 Sitka Road, Walkertown, NC 27051

Parcel #: 6848-65-6074

BEGINNING at an iron pipe found, said iron pipe being the northern most corner of Tract B, Recorded Plat Prepared for Grace D. Lundergan, as per plat thereof recorded in Plat Book 55, at Page 184, in the Office of the Register of Deeds of Forsyth County, North Carolina, and, from the point and place of BEGINNING, thence South 59° 58' 52" East 178.88 feet to an iron pipe found; thence South 01° 50' 55" West 237.03 feet to an iron pipe found; thence North 88° 11' 23" West 104.02 feet to an iron pipe found; thence South 29° 59' 48" West 252.46 feet to an iron pipe found; thence North 62° 38' 33" West 199.91 feet to an iron pipe found; thence North 28° 15' 23" East 187.07 feet to an iron pipe found; thence along a curve to the right having a radius of 1390.00 feet and an arc length of 97.85 feet with a chord bearing and distance of North 29° 37' 21" East 97.83 feet to an iron pipe found; thence North 31° 42' 09" East 235.16 feet to the point and place of BEGINNING, containing 2.63 acres, more or less, all according to an unrecorded survey by G. Matthew Gorrell, Professional Land Surveyor, for Four Points Surveyors, PLLC, on July 25, 2022.

Tract 4

Address: 0 Dippen Road, Walkertown, NC 27051

Parcel #: 6848-63-0720

BEGINNING at an iron pipe found, said iron pipe lying in the western margin of that right of way known as Dippen Road, said iron pipe being the northern most point of that property so described in Book 2323, at Page 1536, in the Office of the Register of Deeds of Forsyth County, North Carolina and, from the point and place of BEGINNING, thence South 09° 54' 07" West 67.40 feet to an iron pipe found; thence South 00° 32' 10" West 99.23 feet to a point, said point being 0.69 feet East of an iron pipe found; thence South 00° 32' 10" West 100.74 feet to a point, said point being 0.37 feet East of an iron pipe found; thence South 00° 32' 10" West 200.18 feet to a point, said point being 0.90 feet East of an iron pipe found; thence South 00° 32' 10" West 51.77 feet to a point, said point being 1.08 feet East of an iron pipe found; thence South 00° 32' 10" West 99.66 feet to an iron pipe found; thence South 85° 04' 24" West 106.44 feet to an iron pipe found; thence South 85° 08' 24" West 709.84 feet to an iron pipe found; thence South 89° 50' 55" West 885.84 feet to an iron pipe found; thence North 00° 36' 07" West 788.02 feet to a point, said point being 0.24 feet West of an iron pipe found; thence North 00° 36' 07" West 100.05 feet to an iron pipe found; thence North 00° 36' 07" West 47.72 feet to an iron pipe found; thence North 89° 24' 49" East 300.10 feet to an iron pipe found; thence North 89° 31' 00" East 100.42 feet to an iron pipe found; thence North 89° 24' 49" East 100.00 feet to an iron pipe set; thence South 00° 24' 14" East 161.00 feet to a computed point; thence North 74° 51' 04" East 103.40 feet to a computed point; thence North 72° 43' 46" East 104.49 feet to a computed point; thence South 82° 03' 07" East 101.07 feet to an iron pipe found; thence North 89° 18' 02" East 99.85 feet to an iron pipe found; thence South 00° 24' 44" West 306.95 feet to an iron pipe found; thence North 84° 14' 04" East 687.76 feet to an iron pipe found; thence North 35° 40' 30" East 187.88 feet to an iron pipe found; thence South 88° 30' 39" East 25.90 feet to an iron pipe found, said iron pipe lying in the western margin of that right of way known as Dippen Road, said iron pipe being a southeast corner of that property so described in Book 3299, at Page 788, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along a curve to the left having a radius of 899.01 feet and an arc length of 50.0165 feet with a chord bearing and distance of South 08° 06' 05" East 50.01 feet to the point and place of BEGINNING, containing 28.14 acres, more or less, all according to an unrecorded survey by G. Matthew Gorrell, Professional Land Surveyor, for Four Points Surveyors, PLLC, on August 3, 2022.

Tract 5

Address: 0 Sitka Road, Walkertown, NC 27051

Parcel #: 6848-65-5466

BEGINNING at an iron pipe found, said iron pipe lying in the eastern margin of that right of way known as Yeager Court, said iron pipe being the northwest most corner of that property so described in Book 2010, at Page 1262, in the Office of the Register of Deeds of Forsyth County, North Carolina, and, from the point and place of BEGINNING, thence along a curve to the left having a radius of 50 feet and an arc length of 50.64 feet with a chord bearing and distance of North 28° 37' 45" West 48.50 feet to an iron pipe found; thence North 32° 09' 34" East 198.18 feet to an iron pipe found; thence South 89° 14' 51" East 60.15 feet to an iron pipe found; thence South 28° 06' 04" East 248.14 feet to an iron pipe found; thence South 35° 22' 26" West 91.76 feet to an iron pipe found; thence North 50° 23' 55" West 131.12 feet to an iron pipe found; thence North 89° 41' 04" West 105.13 feet to the point and place of BEGINNING, containing 1 acre, more or less, all according to an unrecorded survey by G. Matthew Gorrell, Professional Land Surveyor, for Four Points Surveyors, PLLC, on August 3, 2022.