

2023004533 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$116.00

PRESENTED & RECORDED
 02/10/2023 04:59:55 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3740
PG: 1181 - 1183

GENERAL WARRANTY DEEDExcise Tax: **\$116.00**

Tax Parcel ID No. **6867-24-2542.000.000** Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: 415 3a-Mar Drive Kernersville NC 27284

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: See Exhibit A

THIS DEED, made this the **10th** day of **February**, 20**23**, by and between

GRANTOR: James R. Caudill and spouse, Ashley B. Caudill
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: Tammy Herring and Vincent Poppler
 whose mailing address is 907 Walkertown Guthrie Rd., Winston-Salem, NC 27101
 (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 3610, Page 3454, and being reflected on plat(s) recorded in Map/Plat Book 76, page/slide 78.

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: _____

James R. Caudill (SEAL)
James R. Caudill

By: _____
Print/Type Name & Title: _____

Ashley B. Caudill (SEAL)
Ashley B. Caudill

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

State of NC
County of FORSYTH

(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:

James R. Caudill and Ashley B. Caudill

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

Date: 2-10-23

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026



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 a point in the east right-of-way line of Walkertown Road, (also known as Walkertown-Guthrie Road), a corner with Carl Dillon (now or formerly) and running thence with the east right-of-way line of Walkertown Road North 12° 08' East 729.45 feet to a point, a corner with George M. Martin former homeplace tract; thence South 84° 45' East 137.8 feet to a point in line of E.R. Snyder (now or Formerly); thence with the line of E.R. Snyder, South 7° 05' East 745.5 feet to a point, a corner with Carl Dillon thence with Carl Dillon, North 84° 45' West 386.4 feet to the point and place of Beginning, and containing 4.43 acres and being the same property as conveyed to James F. Pulliam, Tract Two, Book 1142, Page 1361, Forsyth County Registry. See also Deed Book 883, Page 372, Tract One conveyed to Ola Martin Pulliam.

Also known as Lot 47C, Block 5357, Forsyth County Tax Maps as constituted on the date of this deed to which reference to which is hereby made for a more particular description.