

**2023008852 00085**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$387.00**

PRESENTED & RECORDED  
03/21/2023 01:44:56 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3745**  
**PG: 1372 - 1374**

**GENERAL WARRANTY DEED**

Excise Tax: **\$387.00**  
Tax Parcel ID No. **6819-360851.000** 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 **21st** day of **March**, 20**23**, by and between  
**GRANTOR:** Keith White and spouse, Martha White  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Austin Keith Bullard  
whose mailing address is 1305 Mizpah Church Rd., Rural Hall, NC 27045  
(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 1872, Page 1547, 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: Keith White (SEAL)  
Print/Type Name & Title: Keith White

By: Martha White (SEAL)  
Print/Type Name & Title: Martha White

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

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:

Keith White and Martha White  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 3-21-23

Patricia A Tarpley  
PATRICIA A TARPLEY Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
10/12/2026



## "Exhibit A"

BEGINNING at an iron stake in the northeast right-of-way line of Mizpah Church Road, said iron stake being the southernmost corner of Lot 42 as shown on the map of J.C. Vestal property as recorded in Plat Book 17, page 49, Forsyth County Registry; running thence with the southeast line of Lot 42, North 34° 16' 11" East 200.04 feet to an iron stake, the easternmost corner of Lot 42 in the southwest line of Lot 39; thence with the southwest line of Lot 39, South 55° 40' East 99.46 feet to an iron stake; thence on a new line, South 34° 07' 22" West 200.22 feet to an axle in the northeast right-of-way line of Mizpah Church Road; running thence with said right-of-way line, North 55° 33' 55" West 99.47 feet to the point and place of Beginning. Being the major portion of Lot 41 as shown on the map of J.C. Vestal property as recorded in Plat Book 17, page 49 Forsyth County Registry,, all according to an unrecorded plat of survey by Joseph E. Franklin, RLS, dated September 18, 1995. Also being informally known and designated as Tax Lot 41A, Block 4983, Tax Map 612894, Forsyth County Tax Maps as presently constituted.