

**2023010932 00163**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$72.00

PRESENTED & RECORDED  
04/05/2023 03:32:20 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3747  
PG: 3788 - 3790

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 72 .00

Block and Lot: 5240021L Tax Map No. 684898 Parcel Identifier No. 6889-88-3814.00

Mail after recording & all future tax bills to: GRANTEE

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**THIS DEED** made this 5 day of April 2023 by and between

**GRANTOR**

**JAMES HARDING MARTIN**, an Unmarried Man  
Mailing Address: 1264 NC Hwy 65, Reidsville, NC 27320

**GRANTEE**

**ADAM SMITH**  
Mailing Address & Subject Property: 3574 Piney Grove Road, Kernersville, NC 27284

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.

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**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 Belews Creek, Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

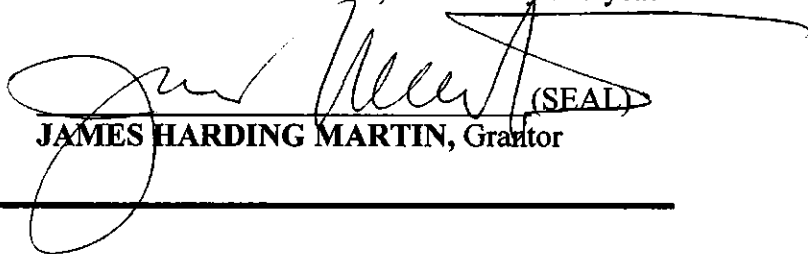
The above described property was the primary residence of the Grantor. Prior deed book reference found in Deed Book 3375 at Page 1417, Forsyth County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

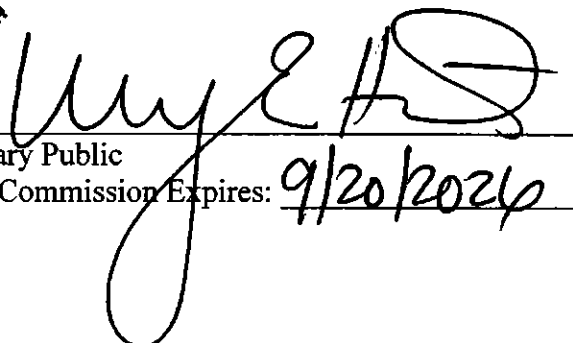
**IN WITNESS WHEREOF**, the Grantor has hereunto set their hands and seals, this the day and year first above written.

 (SEAL)  
**JAMES HARDING MARTIN, Grantor**

**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E. Hunter a Notary Public in and for said State and County do hereby certify that the following individual, **JAMES HARDING MARTIN** personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 5 day of April, 2023



  
Notary Public  
My Commission Expires: 9/20/2026

**EXHIBIT A**

Beginning at a steel stake lying in the eastern margin of the right of way of Piney Grove Road, the southwest corner of the property deeded unto Donald H. Pegram in deed book 236 Page 213 of the Forsyth County Registry; thence the eastern margin of the right of way of Piney Grove Road, North 11 degrees 14 minutes West 210 feet to a steel stake, the northwest corner of Donald H. Pegram (DB 236 PG 213); thence continuing with the eastern margin of the right of way of Piney Grove Road, North 07 degrees 56 minutes West 176.80 feet to a stake; thence continuing with the eastern margin of the right of way of Piney Grove Road, North 06 degrees 02 minutes West, 221.88 feet to an iron, the north west corner of Lot 4 of the Alvin W. Pegram estate; thence crossing the right of way of Piney Grove Road North 60 degree 28 minutes East more or less, 58.15 feet more or less to a iron in the western margin of the right of way of Piney Grove Road; thence from said iron South 24 degrees 26 minutes East 249.22 feet to an old iron; thence South 08 degrees 48 minutes East 700 feet to a steel stake; thence South 05 degrees 37 minutes West 281.10 feet to a steel stake lying in the Western margin of the right of way of Piney Grove Road; thence crossing Piney Grove Road South 41 degrees 14 minutes West 73.22 fee to a steel stake, the point and place of beginning being all that portion of the property shown of the map of the Alvin W. Pegram Estate by Kenneth Vaughn dated 6-7-65 which lies on the western side of Piney Grove Road which was deed unto Donald W. Pegram in Deed Book 236 at Page 213, Forsyth County Registry.