

2023011600 00145

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1196.00

PRESENTED & RECORDED
 04/11/2023 04:42:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3748
PG: 2903 - 2908

Submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$1,228.00~~ \$1,196.00

Tax Parcel Identification Number: 5876-10-0496.000

This instrument was prepared by: T. Lawson Newton, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103
NO TITLE SEARCH PERFORMED OR REQUESTED

Mail Tax Bill to: _____

Property Address: 347 Pilot Ridge Drive, Lewisville, NC 27023

Brief description for the Index: See Exhibit A

THIS DEED made this 3rd day of April, 2023 by and between

GRANTOR

Bobby G. Messick Jr., Thomas J. Messick, Susan L. Luebchow, and Lisa L. Fields, Trustees Under the Will of Bobby G. Messick (See Forsyth County Clerk of Court File 22 E 1193) and Bobby G. Messick Jr., Thomas J. Messick, Susan L. Luebchow and Lisa L. Fields, as Limited Personal Representatives of the Estate of Bobby G. Messick

GRANTEE

**Kent Hall and wife,
Kara Hall**

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Thomas J. Messick

(SEAL)

THOMAS J. MESSICK, Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick

STATE OF North Carolina

COUNTY OF Forsyth

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that Thomas J. Messick, Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 3rd day of April, 2023.

Karen H. Perdue

Notary Public

Name: Karen H. Perdue

My Commission Expires: December 5, 2027



FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Bobby G. Messick Jr. (SEAL)
BOBBY G. MESSICK JR., Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick

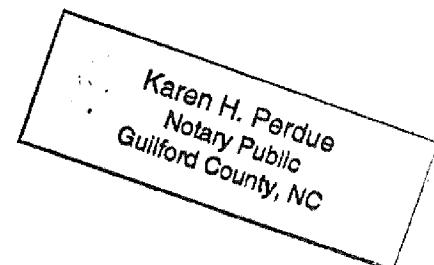
STATE OF North Carolina

COUNTY OF Forsyth

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that Bobby G. Messick Jr., Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 3rd day of April, 2023.

Karen H. Perdue
Notary Public
Name: Karen H. Perdue
My Commission Expires: December 5, 2027



FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS ____ OR IS NOT ~~X~~ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Susan L. Luebchow Trustee Under the Will of Bobby G. Messick and (SEAL)
SUSAN L. LUEBCHOW, Trustee Under the Will of Bobby G. Messick and as Limited Personal
Representative of the Estate of Bobby G. Messick *as Limited Personal Representative of
The Estate of Bobby G. Messick*

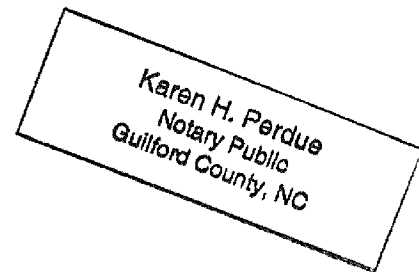
STATE OF North Carolina

COUNTY OF Forsyth

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that Susan L. Luebchow, Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 3rd day of April, 2023.

Karen H. Perdue
Notary Public
Name: Karen H. Perdue
My Commission Expires: December 5, 2027



FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Lisa L. Fields, Trustee Under the Will of Bobby G. Messick and as (SEAL)
LISA L. FIELDS, Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of
the Estate of Bobby G. Messick Limited Personal Representative of the
Estate of Bobby G. Messick

STATE OF North Carolina

COUNTY OF Forsyth

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that Lisa L. Fields, Trustee Under the Will of Bobby G. Messick and as Limited Personal Representative of the Estate of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 3rd day of April, 2023.

Karen H. Perdue
Notary Public
Name: Karen H. Perdue
My Commission Expires: December 5, 2027



Exhibit "A"

**Property of Kent M. Hall and Kara Hall, husband and wife
347 Pilot Ridge Drive**

BEING KNOWN AND DESIGNATED as Lots 1 & 2, as shown on that plat entitled "Bobby G. Messick, Estate", as recorded in Plat Book 76, Page 192, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with and subject to a nonexclusive and perpetual 30-foot Access Easement & 15-foot Access Easement referenced in Deed Book 3731, Page 1953 & Deed Book 1337, Page 952 as shown on the above referenced plat. Also see Road Maintenance Agreement recorded in Book 1928, Page 1850 and Deed of Easement & Agreement recorded in Book 1711, Page 273 & Book 2097, Page 2545, Forsyth County Register of Deeds.

The subject property is part of that property described in Deed Book 920, Page 42; Deed Book 1337, Page 952 & Deed Book 3731, Page 1937, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5876-10-1525 & 5876-10-1371 on the Forsyth County Tax Maps.