

2023014192 00192

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$146.00

PRESENTED & RECORDED
05/01/2023 03:52:26 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3751
PG: 3698 - 3702

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 146

Parcel Identifier No.: 5889-65-3867 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee: WOOD Guilford College Rd Greensboro, NC 27409 Title Connect/Policy # 23-0078-1

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: Tract Reynolda Road

THIS DEED made this 21st day of April, 2023, by and between

GRANTOR	GRANTEE
<p>Judy M. Rutledge, beneficiary of the Estate of Annie Tuttle Maxey, Forsyth County File No. 13-E-1047, and spouse, James Rutledge</p>	<p>NORTH CAROLINA REMODEL MASTERS, INC.</p> <p>Property Address: 8548 Reynolda Road Pfafftown NC 27040</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 2937, Page 942.

A map showing the above described property is recorded in 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Any easements, restrictions or rights of way of record.
2022 ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Judy M Rutledge (SEAL)
Judy M. Rutledge, Individually

STATE OF NC COUNTY OF Guilford

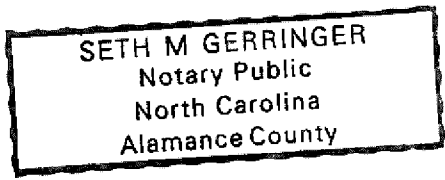
I, the undersigned, a Notary Public of the state of NC and county of Alamance, certify that **Judy M. Rutledge** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 27 day of April, 2023.

[NOTARY SEAL]

Seth M Geringer

Print Name: Seth M Geringer

My Commission Expires: 7-7-24



James Rutledge (SEAL)
James Rutledge, Individually

STATE OF NC COUNTY OF Gilford

I, the undersigned, a Notary Public of the state of NC and county of Alamance, certify that James Rutledge personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 27 day of April, 2023.

[NOTARY SEAL]

Seth M Geringer

Print Name: Seth M Geringer

My Commission Expires: 7.7.24

SETH M GERRINGER
Notary Public
North Carolina
Alamance County

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Tract One:

BEGINNING at an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road) (width of right of way being 100 feet) at a control corner northing: 885,983.21 easting: 1,586,444.01, said beginning point also being the northeast corner of Seymour L. Norwood as shown in Deed Book 961, page 112, PIN 5889-65-5529 and running thence with Norwood's western boundary South $04^{\circ} 28' 18''$ West 317.56 feet to an iron stake, a new corner; thence along a new line North $68^{\circ} 32' 05''$ West 181.62 feet to an iron stake, also a new corner; thence along a new line North $18^{\circ} 26' 24''$ East 304.63 feet to an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road); thence with the eastern right of way line of Highway 67 South $68^{\circ} 15' 15''$ East 104.88 feet to an iron stake, the point and place of beginning; being a 1 acre tract, more or less, off of the northeast corner of the property of grantor herein.

Less that portion conveyed to The Middle Cross Baptist Church, more particularly described as:

**Northwest Portion of PIN 5889-65-3867.00; Lot 450 of Tax Block 4750
Reynolda Road**

Beginning at an existing 1/2" iron pipe on the southern 100' R/W of Reynolda Road or NC Highway 67, the northwestern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located N.68-14'50"W. 105.08' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern R/W of Reynolda Road, S.68-14'50"E. 15.45' to a 1/2" iron pipe placed; thence on a new line of S.23-22'20"W. 176.72' to an existing 2" iron pipe, on the western line of Lot 1 of Plat Book 57, Page 63, in the line of Lot 16-G of Tax Block 4750; thence with the western line of Lot 1 of Plat Book 57, Page 63, N.18-21'50"E. 176.96' to the place of beginning and containing 1,365 square feet more or less.

The above described property lying in Old Richmond Township, Forsyth County, North Carolina is a northwest portion of Lot 1 of Plat Book 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750 (See Deed Book 2937, Page 942) and is based upon a survey titled 'Ann Rutledge' by Michael E. Gizinski, L-1540 dated March 13-14, 2023.

Tract Two:

Portion of PIN 5889-65-1983.00; Lot 16-G of Tax Block 4750
Off Reynolda Road

Beginning at a 1/2" iron pipe placed at the southeastern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located S.4-28'20"W. 317.56' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern line of Lot 1 of Plat Book 57, Page 63, N.68-33'50"W. 181.62' to an existing 1/2" iron pipe, the southwestern corner of Lot 1 of Plat Book 57, Page 63; thence on a new lines of S.18-27'40"W. 15.05' to a 1/2" iron pipe placed and S.73-19'E. 181.46' to the place of beginning and containing 1,365 square feet more or less.

The above described property lying in Old Richmond Township, Forsyth County, North Carolina is a portion of Lot 16-G of Tax Block 4750 (See Deed Book 2937, Page 9382) and is based upon a survey titled 'Ann Rutledge' by Michael E. Gizinski, L-1540 dated March 13-14, 2023.

Property Address: 8548 Reynolda Road, Pfafftown NC 27040

Parcel number: 5889-65-3867