



2023016562 00125

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$600.00

PRESENTED & RECORDED:  
05-18-2023 03:47:28 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY

BK: RE 3754  
PG: 2905-2908

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 600.00

Parcel Identifier No. 5889-96-3082 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee  
Laura Snider Baker, a validly licensed NC attorney,  
This instrument was prepared by: Baker Law Office, PLLC, 9620 Holly Point Dr, Ste. 102, Huntersville, NC 28078  
(No opinion on title is either expressed or implied by the  
Brief description for the Index: drafting attorney.)

THIS DEED made this 17th day of May, 2023, by and between

**GRANTOR**

**GRANTEE**

Becky B. Wiles, Trustee of the Lowell E. Bradley Revocable Trust dated January 26, 2021; Becky B. Wiles, Trustee of the Ruby W. Bradley Revocable Trust dated January 26, 2021; Becky B. Wiles, Trustee of the Special Needs Trust for Lowell E. Bradley Created by the Will of Ruby Wood Bradley; Sherry B. Griffith and husband, John Griffith; and Becky B. Wiles, unmarried 12534 Twelvetees Lane, Huntersville NC 28078

Braxton Real Estate and Development Company, LLC, a NC limited liability company  
6420 Hampton Knoll Rd.  
Clemmons, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Pfafftown, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

PROPERTY ADDRESS: 8105 Reynolda Road, Pfafftown, NC 27040

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3584 page 167.

All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Original to: Made Thirebe

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:

- 1. All easements, restrictions and rights of way of record. 2. Those matters that a current and accurate survey would disclose. 3. Ad Valorem taxes for the year 2023 and subsequent years.

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

Becky B. Wiles, Trustee (SEAL)
Becky B. Wiles, Trustee of the Lowell E. Bradley Revocable Trust Dated January 26, 2021

Sherry B. Griffith (SEAL)
Print/Type Name: Sherry B. Griffith

Becky B. Wiles, Trustee (SEAL)
Becky B. Wiles, Trustee of the Ruby W. Bradley Revocable Trust Dated January 26, 2021

John Griffith (SEAL)
Print/Type Name: John Griffith

Becky B. Wiles, Trustee (SEAL)
Becky B. Wiles, Trustee of the Special Needs Trust for Lowell E. Bradley Created by the Will of Ruby Wood Bradley
By:
Print/Type Name & Title:

Sherry B. Griffith AIF (SEAL)
Print/Type Name: Sherry B. Griffith, Attorney in Fact
Becky B. Wiles (SEAL)
Print/Type Name: Becky B. Wiles

State of North Carolina - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Forsyth, Iredell and State aforesaid, certify that Becky B. Wiles, Trustee of the Lowell E. \*\* personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of May, 2023

MARCIA K. LONG
Notary Public
Iredell County, NC
My Commission Expires: 11-6-23

My Commission Expires: 11-6-23 (Affix Seal)

Sherry B. Wiles, Trustee of the Ruby W. Bradley Revocable Trust Dated January 26, 2021; and Becky B. Wiles, Trustee of the Ruby W. Bradley Revocable Trust Dated January 26, 2021
Marcia K. Long
Notary Public
Notary's Printed or Typed Name

State of NC - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Sherry B. Griffith and Becky B. Wiles and \*\*\* personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of May, 2023

MARCIA K. LONG
Notary Public
Iredell County, NC
My Commission Expires: 11-6-23

My Commission Expires: 11-6-23 (Affix Seal)

Becky B. Wiles, Trustee of the Special Needs Trust for Lowell E. Bradley Created by the Will of Ruby Wood Bradley
Marcia K. Long
Notary Public
Notary's Printed or Typed Name

State of - County or City of

I, the undersigned Notary Public of the County or City of and State aforesaid, certify that he is the of a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this day of , 20

My Commission Expires: (Affix Seal)

Notary Public
Notary's Printed or Typed Name

STATE OF NORTH CAROLINA

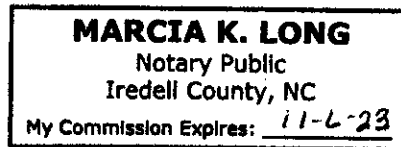
COUNTY OF MECKLENBURG

I, Marcia K. Long, a Notary Public for Iredell County and said State, do hereby certify that Sherry B. Griffith, Attorney in fact for John Griffith, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of John Griffith and that her authority to execute and acknowledge said instrument for and in behalf of the said John Griffith is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 17 day of May 2023 in Book RE 3754, Page 2009 and that this instrument was executed under and virtue of the authority given by said instrument granting her power of attorney.

I do certify that the said Sherry B. Griffith acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said John Griffith. Witness my hand and official seal, this 17 day of May 2023.

Marcia K. Long  
Notary Public

My commission expires: 11-6-23



## ATTACHMENT - Exhibit A

TRACT ONE: BEGINNING at an iron in the northern right of way line of North Carolina Highway Number 67, the southeast corner of the George E. Shamel property and the southwest corner of the within described tract, and running thence with the eastern boundary of the George E. Shamel property the three following courses and distances: North 05 degrees 38 minutes East, 514.46 feet to an iron; North 84 degrees 14 minutes West, 279.42 feet to an iron; North 06 degrees 17 minutes East, 984.39 feet to a stone in the southern boundary of the property now or formerly belonging to Flora Anderson et al; thence South 81 degrees 02 minutes East, 640.75 feet to an iron in the western boundary of the Old Richmond School property; thence with the western boundary of the Old Richmond School property, South 18 degrees 41 minutes East 515.4 feet to an iron at the southwest corner of the Old Richmond School property; thence on a new line in the property of the Sarah Shamel Hauser Estate property the two following courses and distances: North 82 degrees 30 minutes West, 205.95 feet to an iron; thence South 04 degrees 30 minutes West, 660.06 feet to an iron located at the northeast corner of the property of the A.B. Hauser Estate and the northwest corner of the property of Efir W. Doub; thence with the property of A.B. Hauser Estate the four following courses and distances: North 83 degrees 59 minutes West, 141 feet; South 11 degrees 14 minutes West 150.95 feet; South 66 degrees 11 minutes East 57.7 feet; South 23 degrees 35 minutes East 198.46 feet to a point in the northern right of way line of North Carolina Highway Number 67; thence with the northern right of way line of North Carolina Highway Number 67, North 83 degrees 59 minutes West 386.57 feet to an iron, the point and place of BEGINNING, being shown as tract consisting of 19.7 acres on the Map of the property of the Sarah Shamel Hauser Estate, recorded in Plat Book 20, Page 139 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more complete description.

TRACT TWO: BEGINNING at a point in the northern right of way line of N.C. Highway No. 67, said beginning point also being the southwest corner of a tract of land belonging to Efir W. Doub, running thence with the west boundary of Efir W. Doub, North 06 degrees 23 minutes East 340.69 feet to an iron, the northwest corner of the aforesaid tract of Efir W. Doub; running thence with the property of Sarah Shamel Hauser Estate, the following four courses and distances: North 83 degrees 59 minutes West 141 feet; South 11 degrees 14 minutes West 150.95 feet; South 66 degrees 11 minutes East 57.7 feet; South 23 degrees 35 minutes East 198.46 feet to the point and place of BEGINNING. The above-described tract of land consists of 1.01 acres and is indicated as the property of A. B. Hauser Estate on the map showing the property of the Sarah Shamel Hauser Estate recorded in Plat Book 20, Page 139, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more complete description.