


2023019480 00083
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
06-09-2023 12:33:59 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3758
PG: 1274-1276

Original to: L. Donald Long, Jr.

This instrument was prepared by: L. Donald Long, Jr., Attorney at Law
NCSB No. 8374
119 Brookstown Avenue, Suite 301
Winston-Salem, NC 27101

Brief Description for the Index: Lot No. 1B, Block 5412L
Piney Grove Road

No taxable Consideration.
No title research requested and none performed.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of June, 2023, by and between

GRANTOR

GRANTEE

WALTER J. SUMMERS

**WALTER J. SUMMERS and wife,
AMELIA ANNE SUMMERS**

The designation Grantor and Grantees are used herein and shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, Grantor has and by these presents and does grant, bargain, sell and convey its entire interest in and to the real property described herein, unto the Grantees, as tenants by the entirety, in fee simple all that certain lots or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Original to: L. Donald Long, Jr.

(See Exhibit A Attached Hereto.)

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as Part of PIN #6887-64-0548:00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Maps.

Property Address: 1104 Piney Grove Road, Kernersville, North Carolina 27284

The property hereinabove described was acquired by Grantor via North Carolina Deed dated June 24, 2013, and recorded on July 18, 2013, in Book 3135, Page 2478, of the Forsyth County Registry.

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 Grantees, 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: Easements and restrictions of record, if any.

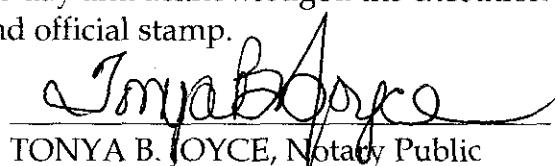
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority or its Board of Directors, the day and year first above written.



(SEAL)
WALTER J. SUMMERS

NORTH CAROLINA, FORSYTH COUNTY)

On this the 8th day of June, 2023, personally appeared before me, WALTER J. SUMMERS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp.



TONYA B. JOYCE, Notary Public

My commission expires: August 2, 2025

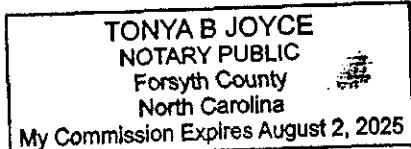


EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING at a point in the east margin of the right of way of Pine Grove Road (State Road 1969), said point of BEGINNING being distant from the northwest corner of the property of the Trustees of Pine Grove United Methodist Church as set forth in Deed Book 2194 at Page 1815, Forsyth County Registry and also the southwest corner of Lot 1 of Crews Country Side Estate, Section One as set forth in Plat Book 35 at Page 96, Forsyth County Registry, two (2) courses and distances as follows: (1) North $12^{\circ} 11' 07''$ East 115.87 feet to an iron stake; (2) thence North $23^{\circ} 14' 39''$ East 49.99 feet to the point and place of BEGINNING; thence from said point of BEGINNING three (3) courses and distances running with the east margin of the right of way of Piney Grove Road as follows: (1) North $23^{\circ} 14' 39''$ East 49.99 feet to an established iron pipe; (2) thence North $34^{\circ} 51' 55''$ East 99.93 feet to an established iron pipe; (3) thence North $38^{\circ} 03' 03''$ East 20.05 feet to a point; thence South $55^{\circ} 45' 15''$ East 432.10 feet to a point in the northwest line of Lot 2 of Crews Country Side Estate, Section Two as set forth in Plat Book 36 at Page 47, Forsyth County Registry; thence with the northwest line of said Lot 2 South $36^{\circ} 08' 44''$ West 145.0 feet to a point; thence North $59^{\circ} 02' 00''$ West 420.86 feet to the point and place of BEGINNING containing 67585.6 square feet (1.552 acres) being designated as Lot 2 on a survey entitled "Map for Pegg Development & Realty Co." dated February 23, 2011 and revised as of May 25, 2011 made by Thomas A. Hughes, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as part of PIN # 6887-64-0548.00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Map.