

2023019597 00025

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED
06/12/2023 08:58:46 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3758
PG: 1947 - 1949

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 700.00

Parcel Identifier No. 6888-47-4747.000 Verified by Forsyth County on the ___ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Tract Pine Knolls Road

THIS DEED made this 9 day of June, 2023, by and between

GRANTOR

GRANTEE

Alfred L. Pickering and wife, Carolyn H. Pickering

Tangela Edwards and spouse, Joshua Edwards

**Property Address: 1128 Pine Knolls 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.

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 Grantor's interest in and to 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.

This property is is not the primary residence of one or more of the Grantors.

For back title, see Book 1135, Page 373, Forsyth County Registry.

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

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Alfred L. Pickering (SEAL)
Alfred L. Pickering

Carolyn H. Pickering (SEAL)
Carolyn H. Pickering

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alfred L. Pickering and Carolyn H. Pickering.

Date: 06-09-2023

Solangee Cruz
Notary Public
Solangee Cruz
Print Name

My commission expires: 11-29-2027

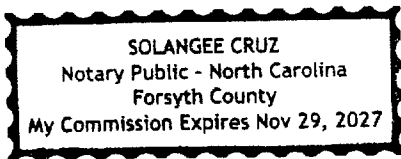


Exhibit A

BEGINNING at an iron stake located in the East right of way line of Pine Knolls Road, said iron stake being located Northeastwardly 846.59 feet from the Northeast intersection of the right of way lines of Pine Knolls Road and Bay Hill Court (said 846.59 feet being the distance measured along the East right of way line of Pine Knolls Road, and at the points where said road curves said distances being calculated on chord distances); running thence from said Beginning point with the East right of way line of Pine Knolls Road a chord distance of North 23° 30' East 148.69 feet to an iron stake; running thence North 25° 11' East 50.40 feet and North 31° 22' East 49.60 feet to an iron stake; running thence South 71° 40' East 77.32 feet to an iron stake; running thence South 04° 15' East 246.0 feet to an iron stake; running thence North 77° 07' West 203.30 feet to the point and place of BEGINNING. Also being designated as Lot Number 91 on an unrecorded portion of Pine Knolls, Section 2, as made by Beasley Consultant Engineers, dated January 24, 1974. Said Beginning point also being located South 62° 34' East 67.10 feet, South 42° 41' West 113.81 feet, South 31° 22' West 253.90 feet, South 25° 11' West 50.40 feet and South 23° 30' West 148.69 feet from the Southwest intersection of the right of way lines of Pine Knolls Road and Quail Hollow Road, as shown on the Plat of Pine Knolls recorded in Plat Book 23, page 191 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina.