

2023030760 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$70.00

PRESENTED & RECORDED
 09/07/2023 03:41:01 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3771
PG: 4122 - 4124

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier No. 5866-40-1918.000 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: 1.70 acres Dalton Road

THIS DEED made this 7th day of September, 2023, by and between

GRANTOR

GRANTEE

Marilyn H. Shortt, unmarried widow

**Walter Young and spouse,
 Heather Young**

**Property Address: 0 Dalton Road
 Lewisville, NC 27023**

**Mailing Address: 660 Dalton Road
 Lewisville, NC 27023**

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 x is not the primary residence of one or more of the Grantors.

For back title, see Book 1141, Page 11, Forsyth County Registry. Gaston Shortt, Jr. died 12/18/2020 in Forsyth County, NC.

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.

Marilyn H. Shortt (SEAL)
Marilyn H. Shortt

State of NC - 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: Marilyn H. Shortt.

Date: 9-7-2023

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2-5-2027

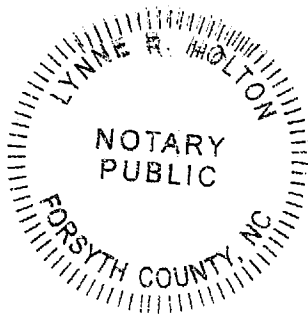


EXHIBIT A

Property Description

0 Dalton Road, Lewisville, NC 27023

PIN: 5866-40-1918.000

BEGINNING at an iron rod in the West line of the 60 foot right-of-way of Dalton Road, SR 1302, and being also a point in the South line of property of Walter Eugene Young, III and spouse, Heather Corinne Young, Deed Book 3762, page 4245, Forsyth County Registry, running thence with said Young's South line South 85° 16' 13" East 46.98 feet to a point in the center of the 60 foot right-of-way of Dalton Road; running thence South 24° 35' 39" East 49.18 feet to a point; thence South 17° 16' 39" East 49.18 feet to a point; running thence North 86° 04' 21" West 43.41 feet to an iron rod, the Northeast corner of property of Michael Lee Vaughn, Deed Book 3224, page 4253, Forsyth County Registry; thence on the same call with said Vaughn's North line 117.86 feet to a pinched iron pipe, the Northwest corner of said Vaughn and the Northeast corner of property of James H. Vaughn and wife, Nancy Vaughn, Deed Book 1450, page 1573, Forsyth County Registry; thence again on the same call with said James Vaughn's North line 647.94 feet to an iron pipe, the Southwest corner of the within-described property and a point in the East line of property of Andrei and Elena Bukin, Deed Book 2711, page 707, Forsyth County Registry; running thence with said Bukin's East line North 01° 26' 09" East 99.97 feet to an iron rod, the Northwest corner of the within-described property and the Southwest corner of property of said Young; running thence with said Young's South line South 85° 16' 13" East 725.38 feet to an iron rod, the point and place of the BEGINNING.

Consisting of 1.716 acres, more or less, as shown on a survey for Walter and Heather Young by Accurate Surveying, PLLC dated August 17, 2023 and bearing Job No. 10862-3.