

2023030827 00036FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$46.00PRESENTED & RECORDED
09/08/2023 10:07:36 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3771
PG: 4497 - 4498**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 46.00

Parcel Identifier No.: 6848-30-2835 (Block 3016, Lot 007M)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 130 Golfers View Drive, Thomasville, NC 27360

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: metes and bounds, White Rock Road

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

GRANTOR	GRANTEE
RANDY L. SMITH (unmarried)	FLATLAND CONCRETE CONTRACTING LLC a North Carolina limited liability company
Mailing Address: PO Box 194, King, NC 27021	Mailing Address: 130 Golfers View Drive, Thomasville, NC 27360

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:

BEGINNING at an iron stake located in the West right-of-way line of White Rock Road; said iron stake being the southeast corner of the property deeded to Michael Blankenship and wife in Deed Book 1541, Page 2001 Forsyth County Registry; thence from said beginning point with the right-of-way of White Rock Road South 5 degrees 00' East 85 feet to an iron stake; thence North 87 degrees 30' West 200 feet to an iron stake; thence North 8 degrees 00' East 80 feet to an iron stake; thence South 89 degrees 00' East 180 feet to the point and place of beginning. Being further described as lot 7M on the property of C. W. Myers Trading Post, Inc., an unrecorded survey by William O. Doggett dated September 11, 1963 (copy of said map attached hereto is Exhibit A). Being in all respects the property conveyed by deed to C. W. Myers Trading Post, Inc. in Book 1204, Page 1509 Forsyth County Registry.

Property Address: 4714 White Rock Road, Winston-Salem, NC 27105

The property does not include the primary residence of the Grantor.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1556, Page 605, Forsyth County Registry. 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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Randy L. Smith by Ted Lee Smith, AIF (SEAL)
Randy L. Smith by; Ted Lee Smith
his Attorney in Fact

State of North Carolina County of Forsyth

I, Patricia F. Kirkman, a Notary Public of Forsyth County, North Carolina hereby certify that, **Ted Lee Smith**, Attorney in-Fact for **Randy Lee Smith** personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of **Randy Lee Smith** and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 1376, Page 1630**, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that said **Ted Lee Smith** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Randy L. Smith**.

Date: 9-7-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24