

2023032957 00091

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

09/26/2023 02:00:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3774

PG: 2488 - 2490

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 200.00

Parcel Identifier No.: 5898-71-2343 (Block 4631, Lot 310)

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

Mail tax bills to Grantee: 5805 Shallowford Road, Lewisville, NC 27023

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: 1.20 acres, Skylark Road

THIS DEED, made this the 25th day of September 2023, by and between **Gina Marie Fulton Reed and husband, Johnny C. Reed**, hereinafter collectively referred to as **Grantor**; and, **Sodus Group Holdings, LLC**, a North Carolina limited liability company (mailing address: 5805 Shallowford Road, Lewisville, NC 27023), hereinafter referred to as **Grantee**.

W I T N E S S E T H:

WHEREAS, Lydia Rachel Pilcher Spaugh, unmarried (hereinafter referred to as the "Decedent") died on May 7, 2005 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent was duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 05 E 134; and,

WHEREAS, Article I of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to Gina Fulton Reed.

NOW, THEREFORE, 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:

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.

Adjoining the lands of Harold Spaugh, Maude Bowen, and Kenneth A. Spaugh, and others, Beginning at an iron stake Kenneth A. Spaugh's corner in Maude Bowen's line, and runs thence north 85 deg, 30 min. West 328 feet to a point in the center of Skylark Drive; Kenneth A. Spaugh's corner; thence with the center of Skylark Drive North 56 deg. 15 min. East 415 feet to a point in Skylark Drive, Lydia P. Spaugh's corner; thence South 3 deg. 15 min. West 264.5 feet to the beginning, containing 1.20 acres, more or less.

This being a part of the Harrison Spaugh and the B. A. Wilson lands.

Property Address: 4716 Skylark Road, Pfafftown, NC 27040

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedents by instruments recorded in Book 1930, Page 1782, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (05 E 134, Forsyth County).

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 Grantors have duly executed the foregoing as of the day and year first above written.

Gina Fulton Reed (SEAL)
Gina Fulton Reed

Johnny C. Reed (SEAL)
Johnny C. Reed

State of North Carolina, County of Forsyth

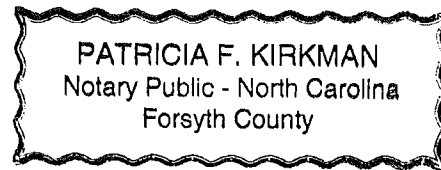
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Gina Fulton Reed and Johnny C. Reed

Date: 9-25th-23

Patricia F. Kirkman
Notary Public

Patricia F Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24