

2023032958 00092FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

09/26/2023 02:00:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3774

PG: 2491 - 2494

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel Identifier No.: 5898-71-1241 (Block 4631, Lot 311) & 5898-71-1111 (Block 4631, Lot 312)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, 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: 2 tracts, Skylark Road

THIS DEED made this 25th day of September, 2023 by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">DAVID REUBEN FULTON, unmarried (a/k/a David Ruben Fulton) and, GINA MARIE FULTON REED and husband, JOHNNY C. REED</p> <p style="text-align: center;">Mailing Address: 5635 Raintree Trace, Oakwood, GA 30566</p>	<p style="text-align: center;">SODUS GROUP HOLDINGS, LLC a North Carolina limited liability company</p> <p style="text-align: center;">Mailing Address: 5805 Shallowford Road, Lewisville, NC 27023</p>

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:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 0 Skylark Road, Pfafftown, NC 27040

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3553, Page 2870, Forsyth County Registry.

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.

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.

David Reuben Fulton, Gina Marie Fulton Reed, AIF

(SEAL)

David Reuben Fulton by Gina Marie Fulton Reed, is 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, **Gina Marie Fulton Reed**, Attorney in-Fact for **David Reuben Fulton** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **David Reuben Fulton** and that her 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 3333, Page 1905**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Gina Marie Fulton Reed** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **David Reuben Fulton**.

Date: *9-25-23*

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: *5/29/24*



Gina Marie Fulton Reed (SEAL)
Gina Marie 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 Marie Fulton Reed and Johnny C. Reed**

Date: 9-25-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Exhibit A

Tract 1:

BEGINNING at an iron stake Tony G. Spaugh's (now or formerly) Northeast corner, and runs thence North 3 deg. 30 min. West 440 feet to the center of Skylark Drive, Tony G. Spaugh's (now or formerly) corner; thence North 56 deg. 15 min. East 135.5 feet to an iron stake in Skylark Drive, Iris M. Spaugh's (now or formerly) corner; thence North 85 deg. 30 min. East 328 feet to an iron stob, Iris M. Spaugh's (now or formerly) corner on Maude Bowen's (now or formerly) line; thence South 3 deg. 15 min. West 95 feet to the BEGINNING, containing .85 of an acre, more or less. Being a part of the Harrison Spaugh and the B.A. Wilson lands.

This being the same property conveyed to Iris Marie Spaugh Fulton and David Reuben Fulton by deed from Lydia P. Spaugh (widow) dated December 20, 1979 and recorded December 27, 1979 in Deed Book 1293, Page 449, Forsyth County Registry. See also Forsyth County Estate File 04 E 2157.

Tax Parcel Number: 5898-71-1241 (Block 4631, Lot 311)

Property Address: 0 Skylark Road, Pfafftown, NC 27040

Tract 2:

Adjoining the lands of Lydia P. Spaugh, Transou, and other, Beginning at an iron stake Lydia P. Spaugh's corner in Transou's line, and runs thence North 86° 00' West 172 feet to an iron stake, Transou's corner; thence North 80° 30' West 368 feet to a point in the center of Skylark Drive, Transou's corner; thence with the center of said Skylark Drive North 56° 15' East 127 feet to a point in the center of Skylark Drive and Iris S. and David R. Fulton's corner; thence South 83° 30' East 440 feet to an iron stake Iris S. and David R. Fulton's corner in Lydia P. Spaugh's line; thence South 3° 15' West 90 feet to the point of beginning, containing .9 of an acre, more or less. Being a part of the Harrison Spaugh and the B.A. Wilson land.

Tax Parcel Number: 5898-71-1111 (Block 4631, Lot 312)

Property Address: 0 Skylark Road, Pfafftown, NC 27040