

2023033084 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 09/27/2023 09:16:52 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3774

PG: 3234 - 3236

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No.: 6848-84-1519.000

Brief description for index:

Mail deed/taxes after recording to Grantee: **4996 La Crest Court, Walkertown, NC 27051**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 26th day of September, 2023 by and between

GRANTOR:

STEPHEN J. WOOD and wife, LAURA T. WOOD

Address: 1905 Larkhill Drive
 Kernersville, NC 27284

GRANTEE:

ETHAN A. RICHARDS and wife, BRITTANY L. RICHARDS

Address: 4996 La Crest Court
 Walkertown, NC 27051

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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3004, Page 2889, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☒ YES ☐ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: [Signature] (SEAL)
STEPHEN J. WOOD

SEAL WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that STEPHEN J. WOOD personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>26th</u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
	By: <u>[Signature]</u> (SEAL) LAURA T. WOOD

SEAL WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LAURA T. WOOD personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>26th</u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public

EXHIBIT A **LEGAL DESCRIPTION**

All that parcel of land lying in Middlefork Township, County of Forsyth and State of North Carolina, containing 2.250 acres, more or less, as shown on a survey dated April 18, 1984 by Gupton-Skidmore Associates, and being described more particularly as follows:

BEGINNING AT AN IRON STAKE, northwest corner of said parcel, said point being the Northeast corner of the property of Tommy M. Alphin (Record Book 1380 at Page 999) and the Northwest corner of the property of R.L. Fletcher (Record Book 1377 at page 1151) and being the Southeast corner of the property of Stanley R. Norris, (Deed Book 1189, page 666) and Southwest corner of Sunny Terrace Section One (Plat Book 26, page 22) and being located North 05° 04' 13" East 1124.83 feet from an iron stake located in the North right of way line of Day Road; and running from said place of beginning with the South line of R.L. Fletcher South 56° 40' 21" East 330.67 feet to an iron stake; running thence South 05° 04' 13" West 286.88 feet to an iron stake located in the North line of the property of Gregory D. Fox; running thence with the North line of the property of Gregory D. Fox North 73° 47' 48" West 296.86 feet to an iron stake located in the East line of the property of Tommy M. Alphin; and running thence with the East line of the property of Tommy M. Alphin North 05° 04' 13" East 386.11 feet to the place of beginning.

Together with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land 20 feet in width and 769.06 in length leading from the Northeast corner of aforesaid 2.250 acre parcel to an access and utility easement (hereinafter described and sometimes referred to as La-Crest Court), the North line of which easement is described more particularly as follows:

BEGINNING at an iron stake, Northeast corner of aforesaid 2.250 acre parcel and running thence with the South line of the property of R.L. Fletcher South 56° 40' 21" East 679.06 feet to an iron stake located in the West line of culdesac at the Northern terminus of 60 foot access easement hereafter described and

TOGETHER with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land designated as La-Crest Court on aforesaid survey by Gupton-Skidmore Associates, said street being described as follows:

BEGINNING at iron stake located in the North right of way line of Day Road, said point being located the three (3) following courses and distances along the North right of way line of Day Road from the old Southeastern corner of the property of Powell Day with the Southwestern corner of the property of Stanley E. Norris (Deed Book 1216, page 1542, Tax Lot 111, Block 3010, Forsyth County Tax Maps); (1) North 53° 34' 53" West 658.68 feet to an iron stake; (2) North 54° 26' 49" West 106.44 feet to an iron stake; and (3) North 67° 39' 16" West on a curve to the left a chord distance of 91.43 feet to an iron stake, aforesaid point of Beginning; and running thence as a curve to the left North 00° 33' 03" East a chord distance of 137.26 feet to an iron spike; running thence North 09° 13' 09" West 398.00 feet to an iron stake; running thence on a curve to the right North 14° 03' 52" East a chord distance of 19.76 feet to an iron stake; running thence on a curve to the left North 06° 07' 59" East a chord distance of 57.01 feet to an iron stake; running thence on a curve to the left North 55° 30' 39" West a chord distance of 55.71 feet to an iron stake; running thence on a curve to the left South 63° 41' 38" West a chord distance of 55.61 feet to an iron stake; running thence on a curve to the left South 11° 13' 46" East a chord distance of 77.18 feet to an iron stake; running thence on a curve to the right South 32° 30' 10" East a chord distance of 19.76 feet to an iron stake; running thence South 09° 13' 09" East 398.80 feet to an iron stake; running thence on a curve to the right South 00° 41' 31" West a chord distance of 118.57 feet to an iron stake located in the North right of way line of Day Road; and running thence with the North right of way line of Day Road on a curve to the right South 8° 17' 56" East a chord distance of 60.03 feet to an iron stake, the place of BEGINNING. Aforesaid street being designated La-Crest Court of aforesaid survey.

*Curve Data as follows; Delta = 22° 39' 08"; Tangent = 75.00'; Radius = 374.45'; and C = 147.08'.

Together with improvements located thereon; Said property is commonly known as 4955 Lacrest Court NKA 4996 Lacrest Court, Walkertown, NC 27051.