

**2023033303 00054**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$798.00**

PRESENTED & RECORDED  
09/28/2023 12:09:43 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3774  
PG: 4496 - 4498

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$798.00

Parcel Identifier No. 6980-34-7608.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 21st day of September, 2023 by and between

**GRANTOR**

**PAUL D. WILLIAMS AND WIFE, GWEN WILLIAMS  
52 COUNTY ROAD 283, IUKA, MS 38852**

**GRANTEE**

**JUSTIN FANCHER AND WIFE, SHASTA FANCHER  
9080 DEER HILL ROAD, BELEWS CREEK, NC 27009**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

Subject to Restrictive Covenants recorded in Book 1579, page 1, Forsyth County Registry.

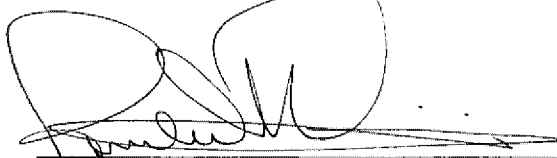
All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3199, Page 2280, Forsyth County Registry.

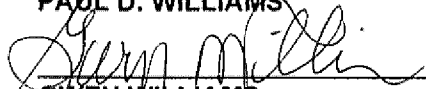
The above described property  does  does not include the primary residence of the Grantor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

  
\_\_\_\_\_(SEAL)  
PAUL D. WILLIAMS

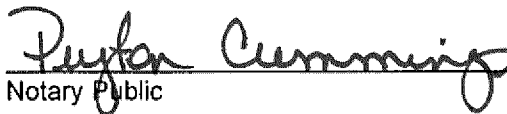
  
\_\_\_\_\_(SEAL)  
GWEN WILLIAMS

STATE OF Mississippi - Leshomingo COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **PAUL D. WILLIAMS AND WIFE, GWEN WILLIAMS**. Witness my hand and official stamp or seal, this 21 day of September, 2023.

My Commission Expires:



  
\_\_\_\_\_  
Notary Public

Print Notary Name:

MY COMMISSION EXPIRES JANUARY 1, 2024

## EXHIBIT A

BEGINNING at an iron stake in the right of way of Deer Hill Road being North 00 Degrees 06' East 357.88 feet from Bearing 17 of Contour Elevation 740 Duke Power Company, thence from said BEGINNING point with C.C. Larrimore's line North 00 degrees 06' East 305.07 feet to an existing iron pin; thence South 84 degrees 58' East 196.89 feet to an iron stake in the East right of way line of Deer Hill Road; thence with said right of way South 5 degrees 58' 35" West 340.16 feet to a point; thence North 72 degrees 36' 20" West 168.98 feet to the point and place of BEGINNING.