

2023033929 00121

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$253.00

PRESENTED & RECORDED
 10/03/2023 04:03:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3775
PG: 3596 - 3602

Mail deed and tax bills to Grantee: **P.O. Box 653, Walkertown, NC 27051**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$253.00

Brief description: **1.377 acres along Ben Lane**

GENERAL WARRANTY DEED

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

GRANTOR:

**RANDY LEE BEESON (unmarried), Individually and as Executor
 of the Estate of Margie Pauline Beeson (aka Margie Pauline
 Jackson Beeson; Pauline J. Beeson and Paulene J. Beeson)**

**RICHARD G. BEESON (aka Richard Glenn Beeson)
 and wife,**

CHARLENE B. BEESON

**ROGER F. BEESON (aka Roger Frazier Beeson)
 and wife,**

BARBARA H. BEESON

**MARGIE F. DODSON (fka Margie Faye Beeson Smith)
 and husband,**

RICKY E. DODSON

Grantor address:
 c/o Randy Lee Beeson
 P.O. Box 516
 Colfax, NC 27235

GRANTEE:

MARGIE TAYLOR SMITH

Grantee address:
 P.O. Box 653
 Walkertown, NC 27051

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

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4720 Ben Lane, Walkertown, NC 27051**

Title History: See **Exhibit A**

Manufactured Home on property: See **Exhibit A**

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

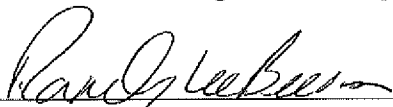
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

Randy Lee Beeson, Executor of the Estate of Margie Pauline Beeson does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Margie Pauline Beeson, insofar as it is his duty to do so by virtue of his office as Executor, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



Randy Lee Beeson (unmarried), Individually and as Executor of the Estate of Margie Pauline Beeson (aka Margie Pauline Jackson Beeson; Pauline J. Beeson and Paulene J. Beeson) (Seal)

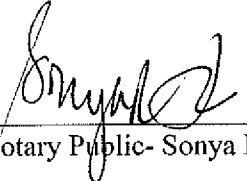
North Carolina, Forsyth County

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 therein and in the capacity indicated:

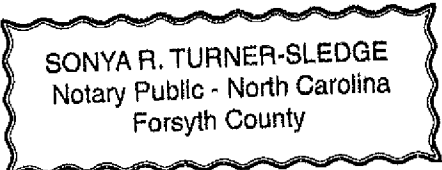
Randy Lee Beeson

October 3, 2023

Place notary seal below this line:



Notary Public- Sonya R. Turner-Sledge



My Commission Expires: August 3, 2025

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Richard G. Beeson

(Seal)

Richard G. Beeson (aka Richard Glenn Beeson)

Charlene B. Beeson

(Seal)

Charlene B. Beeson

North Carolina, IREDELL County

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 therein and in the capacity indicated:

Richard G. Beeson and Charlene B. Beeson

September 21, 2023

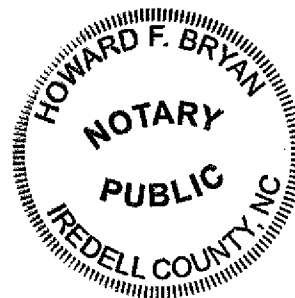
Place notary seal below this line:

Howard F. Bryan

Notary Public

Print/Type Name: Howard F. Bryan

My Commission Expires: 4-19-2025




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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



Roger F. Beeson (aka Roger Frazier Beeson) (Seal)


North Carolina, Forsyth County

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 therein and in the capacity indicated:

Roger F. Beeson

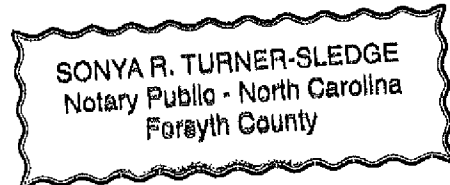
October 3, 2023

Place notary seal below this line:



Notary Public -- Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Barbara H. Beeson (Seal)
Barbara H. Beeson

North Carolina, Guilford County

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 therein and in the capacity indicated:

Barbara H. Beeson

September 25, 2023

Place notary seal below this line:

Jawearia Ilyas
Notary Public

Print/Type Notary Name: Jawearia Ilyas

My Commission Expires: 12-27-2026

JAWEARIA ILYAS
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Dec. 27, 2026

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Margie F. Dodson (Seal)
Margie F. Dodson (fka Margie Faye Beeson Smith)

Ricky E. Dodson (Seal)
Ricky E. Dodson

North Carolina, Alamance County

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 therein and in the capacity indicated:
Margie F. Dodson and Ricky E. Dodson

September 22, 2023

Place notary seal below this line:

Catherine E. Mehdizadeh
Notary Public

Print/Type Name: Catherine E. Mehdizadeh

My Commission Expires: 6-17-28

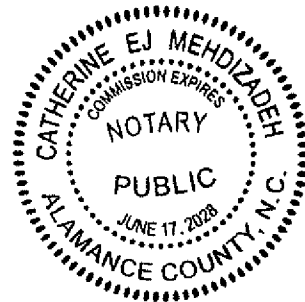


EXHIBIT A

Margie Taylor Smith
1.377 acres along Ben Lane
4720 Ben Lane

Property Description:

BEGINNING at an existing iron stake marking the northwest corner of the within described property and also marking the southeast intersection the 60' right of way of Ben Lane and Kenny Brook Lane; thence from said BEGINNING point along the southern right of way line of Ben Lane South 69° 07' 49" East 299.85 feet to a new iron pipe along the line of Donald M. Black (Deed Book 1452, page 1681, Forsyth County Registry); thence along the western line of the Black property South 20° 52' 38" West 200.00 feet to a new iron pipe; thence a new line within the Betty R. Ogle property (Deed Book 1696, page 1781, Forsyth County Registry) North 69° 07' 49" West 299.97 feet to a new iron stake along the eastern right of way line of Kenny Brook Lane; thence along the eastern right of way line of Kenny Brook Lane North 20° 54' 51" East 200.00 feet to an existing iron stake marking the point and place of BEGINNING and containing **1.377 acres**, more or less. This description is in accordance with the survey prepared by Larry L. Callahan, R.L.S., entitled "Map for Margie Beeson", dated September 3, 1992, and being further designated as Job No. 5723-3.

This is the same property as described in Book 1824, Page 374, Forsyth County Registry and is designated as Tax PIN 6869-24-7672.00 (Block 5167, Lot 151) on the Forsyth County tax maps.

There is also conveyed herewith all rights and benefits in and to the easements referenced and/or described in Book 1445, Page 1807; Book 1453, Page 290; Book 1620, Page 1104; Book 1696, Page 1781; Book 1759, Page 1256 and Book 1824, Page 374, Forsyth County Registry.

Manufactured Home:

There is a Manufactured Home located on this property and the Declaration of Intent to Affix the Manufactured Home to Real Property has been recorded in Book 3773, Page 1355, Forsyth County Registry.

Title History:

Paulene J. Beeson (aka Margie Pauline Beeson) acquired this property by the deed recorded May 12, 1994 in Book 1824, Page 374, Forsyth County Registry.

Margie Pauline Beeson (aka Margie Pauline Jackson Beeson; Pauline J. Beeson and Paulene J. Beeson) died testate on November 28, 2021 and her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #22-E-711. Randy Lee Beeson qualified as Executor on March 25, 2022. The probated Will of Margie Pauline Beeson devised this property to her children: Randy Lee Beeson, Roger Frazier Beeson, Richard Glenn Beeson and Margie Faye Beeson Smith (nka Margie F. Dodson). The Notice to Creditors has been published and the date which claims were to be presented was July 1, 2022. This Estate was closed on September 23, 2023.