

2023038282 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$720.00

PRESENTED & RECORDED
 11/09/2023 11:47:34 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3780
PG: 4297 - 4299

Mail deed and tax bills to Grantee: **888 Newbern Avenue, Asheboro, NC 27205**

Prepared by: N. Alan Bennett (Thomas and 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.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$720.00

Brief description: **4.27 acres along Morris Road**

GENERAL WARRANTY DEED

THIS DEED made this 9th day of November, 2023, by and between:

| | |
|--|---|
| <p>GRANTOR:</p> <p>MICHAEL L. McCASKILL and wife, SUSANNA L. McCASKILL</p> <p>Grantor address: 1174 Sequoia Drive Lewisville, NC 27023</p> | <p>GRANTEE:</p> <p>P & P OF ASHEBORO, LLC, a North Carolina limited liability company</p> <p>Grantee address: 888 Newbern Avenue Asheboro, NC 27205</p> |
| <p>The property conveyed does include the primary residence of the Grantor.</p> | |

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: **721 Morris Road, Winston-Salem, NC 27101**

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.

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.

Michael L. McCaskill (Seal)
Michael L. McCaskill

Susanna L. McCaskill (Seal)
Susanna L. McCaskill

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:

Michael L. McCaskill and Susanna L. McCaskill

November 9, 2023

Place notary seal below this line:

Marjorie S. McLaughlin
 Notary Public – Marjorie S. McLaughlin
 My Commission Expires: February 12, 2025

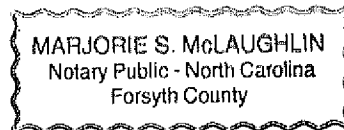


EXHIBIT A

P & P of Asheboro, LLC
4.27 acres along Morris Road
721 Morris Road

Property Description:

BEGINNING at an iron stake in the east margin of the right-of-way of Morris Road, said iron pipe marking the northwest corner of that property now or formerly owned by Eileen P. Chambers (Tax Block 5400, Lot 005B, 84E669); thence running with the east margin of the right-of-way of Morris Road, North 06° 49' 19" East 30.13 feet to an iron stake marking the southwest corner of that property conveyed to Violet A. Spears in Deed Book 1584, Page 503, Forsyth County Registry; thence with Spears' (now or formerly) line, the following two courses and distances: South 88° 32' 29" East 262.05 feet to an iron; and North 2° 42' 56" East 167.21 feet to an iron pipe in the south line of property now or formerly owned by Toby Dale Bost (Deed Book 1795, Page 713, Forsyth County Registry); thence running with Bost's south line, South 87° 41' 55" East 311.97 feet to an iron stake; thence continuing with Bost's south line, South 87° 41' 23" East 551.86 feet to an iron pipe, a corner with property now or formerly owned by Danny L. Bennett; thence with Bennett's line, South 5° 01' 04" East 203.31 feet to an iron pipe in the line of Eileen P. Chambers; thence with Chambers' line, North 87° 40' West 1,155.33 feet, more or less, to the point and place of beginning.

There is conveyed herewith all of the property described in the deed recorded in Book 2261, Page 1020, Forsyth County Registry *save and except* that property (approximately 1.00 acres) conveyed to Bennett by the deed recorded in Book 2454, Page 3637, Forsyth County Registry.

This is the same property as described in Book 2261, Page 1020, Forsyth County Registry *save and except* that property described in Book 2454, Page 3637, Forsyth County Registry and is designated as Tax PIN 6867-31-7677.00 (Block 5400, Lot 005K) on the Forsyth County tax maps. (This property contains approximately **4.27 acres** according to the Forsyth County tax maps.)