

**2023040411 00057**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$140.00**

PRESENTED &amp; RECORDED

11/29/2023 01:04:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3783

PG: 2139 - 2141

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Parcel Identifier Number: 5981-13-3699 Tax ID or Block & Lot: BLOCK 4729 LOT 112BMail/Box to: Grantee at 4155 Spainhour Mill Road, Tobaccoville, NC 27050This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: metes & bounds

THIS DEED made this November 29, 2023 by and between

GRANTOR	GRANTEE
Estate of Mary Houser Harp 23E146	Shawn J Watson, married
By Susan Michelle Harp Smith as	
Executrix and	
Susan Michelle Harp Smith and spouse,	
Daniel Andrew Smith	Buyer Address:
Grantor Address:	4155 Spainhour Mill Road
1900 Ardmore Road	Tobaccoville, NC 27050
Winston Salem, NC 27127	
	Property Address:
	4975 Spainhour Mill Road
	Tobaccoville, NC 27050

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 or near the City of Tobaccoville, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at an existing iron pipe in the east line of the Violet O. Jones and Ernest O. Conrad property, and being the extreme western corner of the property of Laura Byrd as recorded in Deed Book 1692, Page 2054, Forsyth County Registry (FCR); thence with the south line of Byrd property North 79° 27' 41" East 129.14 feet to an existing iron pipe; thence South 22° 32' 21" East 51.97 feet along the west line of Laura Byrd as described in Deed Book 1694, Page 2185, to an existing iron pipe; thence continuing with Byrd's line North 62° 18' 19" East 14.03 feet to an existing iron pipe; thence South 22° 40' 33" East 21.43 feet to an existing iron pipe; thence South 63° 42' 55" West 13.95 feet to an existing iron pipe; thence South 22° 59' 11" East 64.95 feet to an existing iron pipe, in the northern right of way line of Spainhour Mill Road; thence with said right of way line South 62° 26' 42" West a chord distance of 203.56 feet to an existing iron pipe; thence North 00° 00' 42" East 197.77 feet to the point and place of **BEGINNING**. All according to a survey by Joseph Edward Franklin, RLS, dated August 5, 1992, and containing 0.62 acres, more or less, and also being tax lot 112—B, block 4729, tax map 576910, and being a portion of tracts 2A, 2B, 2C of Deed Book 1223, Page 507, FCR, also see Deed Book 824, Page 197, FCR.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1753, Page 1337; Book 23 E, Page 146.

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: none

**THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Estate of Mary Houser Harp 23E146

By: Susan Smith (SEAL)  
Susan Michelle Harp Smith, Executrix

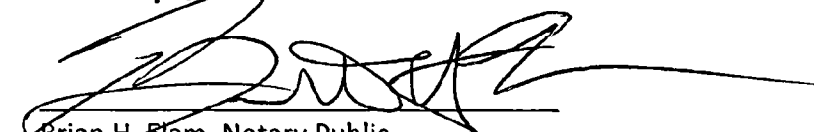
Susan Smith (SEAL)  
Susan Michelle Harp Smith

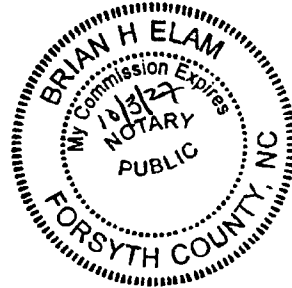
Daniel Smith (SEAL)  
Daniel Andrew Smith

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STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Susan Michelle Harp Smith as Executrix and Sole Heir of Estate of Mary Houser Harp 23E146, and spouse, Daniel Andrew Smith, personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 29 day of November, 2023.

  
Brian H. Elam, Notary Public  
My Commission Expires: 10/3/27



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