

2023040494 00139

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$764.00

PRESENTED & RECORDED
 11/29/2023 03:48:33 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3783
PG: 2591 - 2593

Excise Tax: **\$764.00**

Tax Info: PIN 6878-04-0031.00

Mail deed & tax bills to: **Grantee(s) @ 5161 Barrow Road, Kernersville, NC 27284**

This instrument was prepared by: **A. Gregory Schell, Attorney**

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 29 day of November, 2023 by and between

GRANTOR	GRANTEE
JUSTIN C. DOUTHIT and spouse, MACKENZIE A. DOUTHIT Grantor Address: 1725 Shiloh Church Road Rural Hall, NC 27045	CHRISTOPHER P. MACERI Grantee Address: 5161 Barrow Road Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3222, Page 4337. A map showing the above described property is recorded in Plat Book --, Page --.

submitted electronically by "Schell Law Office, PA"
 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, other than the following exceptions: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

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.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)


JUSTIN C. DOUTHIT

(SEAL)


MACKENZIE A. DOUTHIT

(SEAL)

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that JUSTIN C. DOUTHIT and MACKENZIE A. DOUTHIT, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 29 day of November, 2023.



Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024

EXHIBIT A

Being a 1.718 acre, more or less, tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at the southeastern corner of the Middle American Homes and Enterprises, Ltd. property which is more particularly described in Book 1980 at Page 2899, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof; thence South 83° 28' 06" West 354.64 feet to a point lying in the center of a fifty-foot (50-ft) wide right-of-way of Barrow Road (State Road 2013) Middle American's southwest corner; thence with the center of a fifty-foot (50-ft) wide easement and right-of-way North 10° 56' 51" West 257.98 feet to an existing iron stake lying at the northwest corner of the Middle American Homes property described in Book 1980 at Page 2902; thence South 88° 03' 46" East 293.42 feet to an existing iron stake, Middle American's northeast corner; thence South 28° 01' 40" East 230 feet to the point and place of BEGINNING; containing 1.718 acres, more or less, according to a survey entitled "Map for Harry Boles", dated May 6, 1998, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 1350-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 310, Block 5422, on Map 666882, and is further the same property as that property described in Book 2002 at Page 3309 of the Forsyth County, North Carolina, Registry.

TOGETHER WITH AND SUBJECT TO the fifty-foot (50-ft) wide easements and rights-of-way which are more particularly described in Book 1411 at Pages 320 and 325 and Book 1980 at Pages 2899 and 2902 of the Forsyth County, North Carolina, Registry, reference to which are hereby made for a more particular description thereof. These easements and rights-of-way shall be appurtenant to and shall run with the above-described 1.718 acre tract of land.

FOR FURTHER REFERENCE this is that same property described in deed recorded at Book 3222, Page 4337 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6878-04-0031.00 in the office of the Forsyth County Tax Assessor.

M.A.D. J.C.P.