

**2023040841 00094**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$400.00**

PRESENTED & RECORDED  
 12/01/2023 12:26:46 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS, ASST

**BK: RE 3784**  
**PG: 73 - 76**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No.: 5889-65-3865.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index:

THIS DEED made this 29<sup>th</sup> day of November, 2023, by and between

GRANTOR	GRANTEE
TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company	Blake Austin Johnson and Courtney Johnson, a married couple
Mailing Address: 380 Knollwood Street, Ste 154-H Winston-Salem, NC 27103	Property Address: 8548 Reynolda Road, Pfafftown, NC 27040
	Mailing Address: 8548 Reynolda Road Pfafftown, NC 27040

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 Old Richmond, City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3760, Page 2843, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 57, Page 63, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
 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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company

By: Brad Kiger  
Brad Kiger, Manager

STATE OF NC  
COUNTY OF Forsyth

I, Rachel M Starnes, a notary public, certify that Brad Kiger, Manager of TKG Investments Remodeling & Sales, LLC personally came before me this day and acknowledged that he is Manager of TKG Investments Remodeling & Sales, LLC, and that he, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 29 day of November, 2023.

Rachel M Starnes  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 10/16/27

RACHEL M STARNES  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
October 16, 2027

**Exhibit "A"****Tract One:**

BEGINNING at an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road) (width of right of way being 100 feet) at a control corner northing: 885,983.21 easting: 1,586,444.01, said beginning point also being the northeast corner of Seymour L. Norwood as shown in Deed Book 961, page 112, PIN 5889-65-5529 and running thence with Norwood's western boundary South 04° 28' 18" West 317.56 feet to an iron stake, a new corner; thence along a new line North 68° 32' 05" West 181.62 feet to an iron stake, also a new corner; thence along a new line North 18° 26' 24" East 304.63 feet to an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road); thence with the eastern right of way line of Highway 67 South 68° 15' 15" East 104.88 feet to an iron stake, the point and place of beginning; being a 1 acre tract, more or less.

SAVE AND EXCEPT that triangular tract of land from the northwest corner conveyed to The Middle Cross Baptist Church in Book 3751, at Page 3692 and more particularly described as follows: Beginning at an existing 1/2" iron pipe on the southern 100' R/W of Reynolda Road or NC Highway 67, the northwestern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located N.68-14'50"W. 105.08' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern R/W of Reynolda Road, S.68-14'50"E. 15.45' to a 1/2" iron pipe placed; thence on a new line of 8.23-22'20"W. 176.72' to an existing 2" iron pipe, on the western line of Lot 1 of Plat Book 57, Page 63, in the line of Lot 16-G of Tax Block 4750; thence with the western line of Lot 1 of Plat Book 57, Page 63, N.18-21'S0"E. 176.96' to the place of beginning and containing 1,365 square feet more or less.

**Tract Two:**

Beginning at a 1/2" iron pipe placed at the southeastern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located S.4-28'20"W. 317.56' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern line of Lot 1 of Plat Book 57, Page 63, N.68-33'50"W. 181.62' to an existing 1/2" iron pipe, the southwestern corner of Lot 1 of Plat Book 57, Page 63; thence on a new lines of S.18-27'40"W. 15.05' to a 1/2" iron pipe placed and S.73-19'E. 181.46' to the place of beginning and containing 1,365 square feet more or less. The above-described property lying in Old Richmond Township, Forsyth County, North Carolina is a portion of Lot 16-G of Tax Block 4750 (See Deed Book 2937, Page 938) and is based upon a survey titled 'Ann Rutledge' by Michael E. Gizinski, L- 1540 dated March 13-14, 2023.

The above described two tracts of land are the same as the property described in Deed Book 3751, Page 3698, Forsyth County Registry and is further designated as part of Tax Parcel Identifier Numbers 5889-65- 3867 & 5889-65-2943 on the Forsyth County Tax Maps.

Parcel ID # 5889-65-3865.000

Property Address: 8548 Reynolda Road, Pfafftown, NC 27040