

**2023041313 00112**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$510.00**

PRESENTED & RECORDED  
12/06/2023 02:27:33 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3784**

**PG: 2696 - 2698**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$510.00

This property \_\_\_\_ is X is not the Grantor's  
primary residence.

Tax Map No.

Parcel Identifier No. 5980-52-5626.000

Mail after recording to Grantee: 5580 Boiling Springs Rd., Tobaccoville, NC 27050

This instrument was prepared by: Michael R. Bennett, Atty. *No title search or closing performed by draftsman.*

THIS DEED made this 5<sup>th</sup> day of December, 2023 by and between

**GRANTOR**

**Furlonge Street Investments LLC  
(a N.C. Limited Liability Company)**

**GRANTEE**

**Peter Binkley and Angela Stokes**

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 located in Forsyth County, North Carolina and more particularly described as follows:

**See attached Exhibit "A" incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3750, Page 403, Forsyth County Registry.

S:\DIANE\Re Submitted electronically by "Browder, Overby, Michaud & May, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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 and restrictions of record, if any. 2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Furlonge Street Investments LLC

[Signature] (Seal)  
By: Garfield Duncan, Managing Member

North Carolina, Stokes County

I, ARae Taber-Khuri, a Notary Public of Surry County, North Carolina, do hereby certify that Garfield Duncan, personally came before me this day and acknowledged that he is the Managing Member of Furlonge Street Investments LLC, Grantor and that he in such representative capacity, voluntarily signed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or notarial seal this 5<sup>th</sup> day of December, 2023.

My Commission Expires: 9 February 2028 ARae Taber-Khuri  
Notary Public

Printed Notary Name: ARae Taber-Khuri

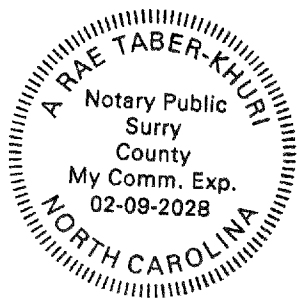


Exhibit "A"

**BEGINNING** at a northeast corner of David L. Myers Property as recorded in Deed Book 533, Page 363, Forsyth County Registry. Said point also being a point in the middle of a 60-foot right of way in the Boiling Springs Road and continuing thence on an arc in the middle of said right of way the following three (3) measurements: South 60 deg. 00 min, east 90.74 feet to a point; South 64 deg. 57 min. 30 sec. east 89.81 feet to a point; South 68 deg. 02 min. 30 sec. east 148 feet to a point in the middle of said right of way; thence South 04 deg. 50 min. 53 sec. West 115.50 feet to an iron in the West line of Charles Norwood (Book 1702 Page 182); thence North 71 deg. 03 min. 05 sec. West 196.87 feet to an iron, the northwestern corner of Tax Block 4740, Lot 14D; thence South 06 deg. 37 min. 00 sec. East 152.73 feet to an iron; thence North 89 deg. 41 min. 30 sec. West 149.99 feet to an iron stake in the center of Sprinkle Road; thence with said road North 05 deg. 32 min. East 489.05 feet to the point and place of **BEGINNING**, containing 1.4259 acres, more or less, as described in a survey by R. Craig Sizemore, R.L.S., dated April 17, 1997 and noted as Job No. 9704.15.

Also being known as a Lot 14E of Block 4740 as shown in the Forsyth County Tax Maps.

This conveyance is subject to a perpetual easement of ingress and egress over the following described 30-foot wide roadway easement lying appurtenant to the above-described tract and to the right of way line of Boiling Spring Road; to wit: **BEGINNING** at an iron stake, the northwesternmost corner of the above described tract; proceeding thence North 05 deg. 17 min. East 96.69 feet to an iron stake in the right of way line of Boiling Springs Road; thence with the right of way line Boiling Springs Road, South 65 deg. 37 min. East 31.70 feet to an iron stake; thence South 05 deg. 17 min. West 93.65 feet to an iron stake in the northernmost line of the above-described tract; thence with the northernmost line of said tract North 71 deg. 00 min. 40 sec. West 30.88 feet to the point of **BEGINNING**.