



2023041570 00052

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$160.00

PRESENTED & RECORDED:  
12-08-2023 12:10:10 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3784  
PG: 4042-4044

GENERAL WARRANTY DEED

Excise Tax: <sup>\$</sup> 160.00  
Tax Parcel ID No. a portion of 5889-96-3082.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 6<sup>th</sup> day of December, 2023, by and between

GRANTOR: Braxton Real Estate and Development Company, LLC, a NC limited liability company  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as Grantor) and

GRANTEE: Donald L. Martin, Jr. and wife, Rita T. Martin  
whose mailing address is 6307 Tobacoville Road, Tobacoville, NC 27050  
(herein referred to collectively as Grantee) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3754 Page 2905, and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_\_, page/slide \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Original to: Alysa Myers

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Braxton Real Estate and Development Company, LLC,  
A NC limited liability company

By: Gregory B. Garrett (SEAL)  
Print/Type Name & Title: Gregory B. Garrett, Managing Member

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of North Carolina  
County of Davidson

(Official/Notarial Seal)

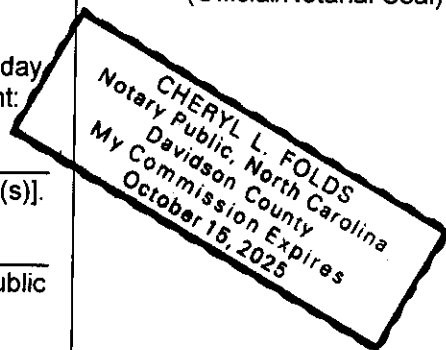
I certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she signed the foregoing document:

Gregory B. Garrett, Managing Member of Braxton Real Estate and Development Company, LLC

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 12-6-2023

Cheryl L. Folds Notary Public  
Notary's Printed or Typed Name



My Commission Expires: 10-15-2025

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

My Commission Expires: \_\_\_\_\_

## Exhibit A

Beginning at a point, being the southwest corner of Lot Number 10 of the Sarah Shamel Hauser Estate, Plat Book 21, Page 37, Forsyth County Registry, said point being located also at the northwest terminus of the 60 foot public right of way known as Sheringham Drive; thence from said beginning point South 02° 29' 45" West 5.03 feet to a 5/8" rebar placed; thence on a new line North 82° 59' 47" West 88.88 feet to a rebar placed; thence South 82° 32' 14" West 48.16 feet to a rebar placed; thence continuing North 83° 37' 57" West 264.77 feet to a rebar placed; thence North 50° 10' 45" West 315.22 feet to a rebar placed; thence North 04° 17' 39" East 399.20 feet to a 1" iron pipe and thence continuing 81.56 feet to a stone found, a total distance of 480.76 feet to said stone found; thence South 82° 59' 39" East 640.74 feet to an iron found; thence South 20° 39' 09" East 515.54 feet to a 3/4" iron pipe; thence with the North line of Lot Number 11 of said Sarah Shamel Hauser Estate North 84° 37' 19" West 77.68 to a 1" iron pipe; thence continuing with the north line of Lot Number 10 of said plat North 84° 37' 19" West 128.23 feet to a 3/4" iron pipe; thence with the west line of Lot Number 10 South 02° 29' 45" West 169.09 feet to the point and place of beginning. Said property containing 10.2431 acres, more or less, all according to a survey by Joshua M. Dixon, dated October 11, 2023. Said property being the northern portion of that property described in Deed Book 3754, Page 2905, Forsyth County Registry.

Together with a new 50 foot access and private utility easement and being further described as follows:

Being located at the western terminus of the 60 foot right of way for Sheringham Drive and being the southeast corner of the property described above; thence with the south property line of the above described tract the following courses and distances North 82° 59' 47" West 88.88 feet to a rebar placed; thence South 82° 32' 14" West 48.16 feet to a rebar placed; thence South 07° 27' 46" East 50.00 feet to a point; thence North 82° 32' 14" East 41.81 feet to a point; thence South 82° 59' 47" 86.47 East feet to a point located in the western terminus of said Sheringham Drive; thence with the western terminus of Sheringham Drive North 02° 29' 45" East 55.16 feet to the point and place of Beginning.

This private nonexclusive fifty-foot access and utilities easement shall be constructed by Grantor herein at the terminus of Shearingham Drive. Rights of use of this easement for ingress, egress and regress and installation and repair of utilities shall run with the land conveyed herein for the use of one residential tract only by Grantee, its heirs, successors and assigns, and will be further delineated by a declaration of easement to be recorded by Grantor herein in conjunction with the platting of three additional residential building lots. Each of the four tracts served by the easement will be responsible for one-fourth of any maintenance or repair costs approved by a three-quarters majority vote.