

2023042736 00017

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
12/19/2023 09:45:01 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3786
PG: 1008 - 1010

Revenue Stamp: \$500.00
Prepared by and
Return E-Record to: Hugh B. Campbell, III, Esquire, Campbell Law Group, PLLC
Parcel Identification No(s): 5981-52-5926.000

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED is made this 11th day of December, 2023, by and between the following:

ECKSCLUSIVE PROPERTIES III, LLC, a North Carolina limited liability company, Grantor,
and
TAYLOR HALL AND SPOUSE, JAMEE LYNN HALL
4416 Spainhour Mill Road, Tobaccoville, North Carolina 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, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"
INCORPORATED HEREIN BY REFERENCE**

Property Address: 4416 Spainhour Mill Road, Tobaccoville, NC 27050

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3314, Page 4372, Forsyth County Registry.

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.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple and 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 any exceptions herein stated.

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.

**ECKSCLUSIVE PROPERTIES III, LLC,
a North Carolina limited liability company**

BY: Shirley Kay Eck (SEAL)
SHIRLEY KAY ECK, OWNER MANAGER

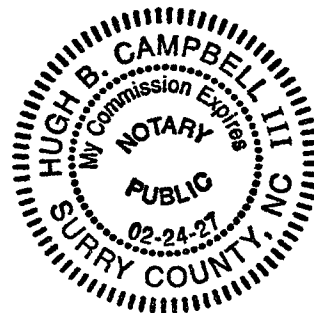
To facilitate the accurate appraisal of real property for taxation, N.C.G.S. §105-317.2 now requires the Grantor to state whether the property includes the primary residence of the Grantor. This is to certify that the property described above _____ does or XXX does not contain my primary residence.

STATE OF NORTH CAROLINA
COUNTY OF SURRY



I, Hugh B. Campbell, III, a Notary Public for said County and State, do hereby certify that Shirley Kay Eck, Owner Manager of Ecksclusive Properties III, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal, this the 11th day of December, 2023.

Hugh B. Campbell III
Notary Public



My Commission Expires:
02-24-2027

EXHIBIT "A"
LEGAL DESCRIPTION

BEING all that tract or parcel of land containing 1.056 acres, more or less, that is designated at Tract Two on the plat of survey prepared by Owen L. Osborne for the Heirs of Everette Lee McGee, a copy of which is recorded in Plat Book 64, Page 177, Forsyth County Registry, reference to which is made for a more particularized description.

Property Address: 4416 Spainhour Mill Road, Tobaccoville, NC 27050