

**2023042921 00010**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 12/20/2023 08:28:56 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3786  
 PG: 1831 - 1833

## NORTH CAROLINA GENERAL WARRANTY DEED

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Excise Tax: \$ 0.00

LO: 004H BL: 5328

Parcel Identifier No. 6980-83-9283.00

Mail all future tax bills to: GRANTEE

Mail after recording to: A. L. Collins 430 W Mountain St Kernersville NC 27284

This instrument prepared by: A. L. Collins, 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.

### NO TITLE SEARCH PERFORMED OR REQUESTED

**THIS DEED** made this 18 day of December, 2023 by and between

### GRANTOR

**ROY D. WALTERS**, Single

Mailing Address: PO Box 1140, Walkertown, NC 27051

### GRANTEES

**ROY D. WALTERS**, Single and **DANA LYNN WALTERS**, Single  
 as Joint Tenants with Right of Survivorship

Mailing Address: PO Box 1140, Walkertown, NC 27051

Subject Property: 6300 Kernersville Road, Belews Creek, NC 27009

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.

The purpose of this deed is to create a joint right of survivorship among the Grantees. Furthermore, Herman S. Walters' life estate interest was terminated upon his death in 2001.

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Belews Creek Township, Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The above described property is the primary residence of the Grantor. Prior Deed found in Deed Book 2133 at Page 1286, Forsyth County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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.

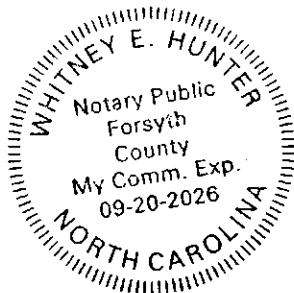
Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

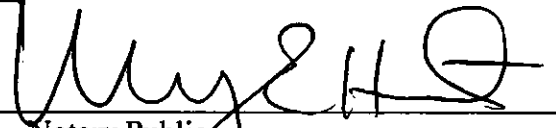
**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand and seal, this the day and year first above written.

 (SEAL)  
**ROY D. WALTERS**, Grantor

**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E Hunter a Notary Public in the said State and County do hereby certify that the following person, **ROY D. WALTERS** personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 19 day of December, 2023



  
Notary Public  
My Commission Expires: 9/20/2026

**EXHIBIT A**

**BEGINNING** at a point in the center line for Belews Creek Road, said point being South 85 deg. 45' East 30.06 ft. from an iron stake in the West right of way line for said road, said iron stake also being in the North Boundary line of the L. W. Carter property as described in Deed Book 580 at page 9, Forsyth County Registry; thence from said **BEGINNING** point within the right of way of an existing road and with the boundary line of the L.W. Carter property North 85 deg. 45' West 249.56 ft. To an iron stake (passing over said iron stake in the west right of way line for said road at 30.06 ft. from the point of beginning); thence in a new line the following two calls: North 10 deg. 55' 30" East 30.20 ft. to an iron stake in the North right of way line of said existing road; thence continuing North 10 deg. 55' 30" East 372.30 ft. to an iron stake; thence in a new line the following two calls: North 87 deg. 35' East 147.00 ft. to an iron stake in the west right of way line for Belews Creek Road; thence continuing North 87 deg. 35' East 30.00 ft. to a point in the center line for said road; thence with the center line for said road, South 00 deg. 35' West 421.10 ft. To the point and place of **BEGINNING**, being 2.00 acres, more or less, according to the unrecorded survey plat by Kenneth A. Vaughn, R.L.S., dated May 19, 1978.

The above described property is conveyed subject to the right of way easements for Belews Creek Road and said existing road located between the above described property and the property of L. W. Carter.