**2023043809 00058**FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX \$850.00 PRESENTED & RECORDED 12/29/2023 12:05:10 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3787 PG: 2426 - 2428

## **GENERAL WARRANTY DEED**

Excise Tax	c: \$850.00						
Tax Parcel	ID No	6888-59-7643.	.000		_Verified by_		County
on the	_ day of		, 20	By:			
Mail/Box to	: <u>Grantee</u>						
This instruction	ment was p	repared by: <u>Thon</u> e closing attorn	nas G. Jac ey to the c	obs, a li ounty ta	censed North x collector ur	Carolina attorno oon disbursemer	ey. Delinquent taxes, if nt of closing proceeds.
Brief descr	iption for th	ie Index:					
THIS DEEI	<b>Golden</b> Whose n	is the				by and between	
	whose n (herein i	nailing address is_ referred to collecti	2211 Villa vely as <b>Gr</b> a	a Drive, G antee) ar	<u> Breensboro, No</u> ad	C 27403	t tenants with rights of survivors
[Include ma	ailing addre , corporatio	ess for each Grante on, limited liability	or and Grai company, i	ntee; mar for each i	ital status of ea non-individual	ach individual Gra Grantor and Grar	ntor and Grantee; and type of ntee.]
			V	WITNE	SSETH:		
hereby give hereinafter	es, grants, provided,	bargains, sells and	d conveys u	unto Gran	ntee in fee simp	ple, subject to the	ereby acknowledged, Grantor Exceptions and Reservations , State of North Carolina, more
See attac	hed Exhib	it A					
Said prope and being	erty having reflected o	been previously con n plat(s) recorded	onveyed to in Map/Pla	Grantor I	by instrument(s 23_, page/slic	s) recorded in Boode191(4)	ok <u>3761</u> Page <u>4321</u> ,
All or a por Grantor.	rtion of the	property herein co	onveyed	inc	ludes or <u>x</u>	does not inclu	de the primary residence of a
TO HAVE	AND TO He	OLD unto Grantee ions and Reserval	, together v tions hereir	vith all pri nafter and	vileges and ap	purtenances there provided, if any.	eunto belonging, in fee simple,

<u>Submitted electronically by Capital City Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.</u>

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.

Golden Properties, LLC	
ву:	(SEAL)
Print/Type Name & Title: G. Scott Wade, Managing Member	
By:	(SEAL)
Printi Type Name & Title.	
By:Print/Type Name & Title:	(SEAL)
Fill type Name & Title.	\$ (MARK 2 CO. 11
By:Print/Type Name & Title:	(SEAL)
r into Type Name & Title:	
State of North Carolina County of Forsigh	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before each acknowledging to me that he or she signed the foregoing of the following Member of Golden Properties, LL. [insert name(s) of Date: 12-20-203    Date: 12-20-203	principal(s)].  Notary Public  Notary Public
My Commission Expires: 10-15-2025	Jer 15 2025 10 8 10 10 10 10 10 10 10 10 10 10 10 10 10
	(055 : 101 : : : 10 : )
State of County of	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before each acknowledging to me that he or she signed the foregoing	
[insert name(s) of	principal(s)].
Date:	
	Notary Public
Notary's Printed or Typed Name	
My Commission Expires:	

## Exhibit A

BEGINNING at an iron stake located in the south right of way line of Whispering Pine Drive, said iron stake being located South 85° 00' East 120.0 feet from the northeast corner of Lot 72 as shown on Map of Pine Knolls recorded in Plat Book 23, Page 191(4) in the Office of the Register of Deeds of Forsyth County, NC; running thence from said beginning point with the south right of way line of Whispering Pines Drive, South 85° 00' East 110.43 feet and South 86° 38' East 13.43 feet to an iron stake; running thence South 3° 12' West 180.0 feet to an iron stake; running thence North 85° 08' West 129.30 feet to an iron stake: running thence North 5° 00' East 180.0 feet to the point and place of BEGINNING. Also being a part of Lot 71 as shown on the recorded plat of Pine Knolls as recorded in Plat Book 23, Page 191(4) in the Office of the Register of Deeds of Forsyth County, NC and also being designated as Lot 70 on the unrecorded map of Pine Knolls as made by Carl F. Beauchamp, RS. dated November 8, 1968. Being further designated as Tax Lot 71C in Block 5253, as presently shown on the Forsyth County Tax Maps.

Save and except easements, rights of way and restrictions of record, if any.

Which has the following street address: 1060 Whispering Pines Drive, Kernersville, NC 27284