

2024001874 00064

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 01/22/2024 11:41:17 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3789

PG: 3471 - 3474

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 400.00

Parcel Identifier No. 6857-34-0975.000; 6857-35-1324.000; 6857-34-2994.000; 6857-25-6585.000

Verified by Forsyth County on the ____ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tracts Dillon Farm Road & Williston Road

THIS DEED made this 19 day of January, 2024, by and between

GRANTOR

Manyon L. Idol, Jr. and spouse, Teresa Idol

GRANTEE

Pendry Properties, LLC, a North Carolina limited liability company

**Property Address: 0 & 3225 Dillon Farm Road
 Winston-Salem, NC 27105
 3276 & 3280 Williston Road
 Walkertown, NC 27051**

**Mailing Address: 4397 Hollow Hill Road
 Kernersville, NC 27284**

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ____ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3642, Page 2502 and Book 3656, Page 111, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

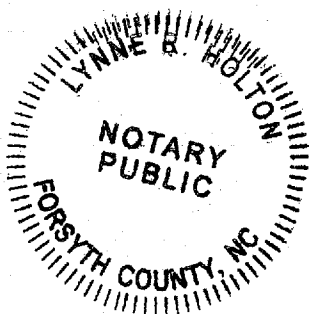
Manyon L. Idol, Jr. (SEAL)
Manyon L. Idol, Jr.

Teresa Idol (SEAL)
Teresa Idol

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manyon L. Idol, Jr. and Teresa Idol.

Date: 1-19-2024



Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2/5/2027

EXHIBIT A

Property Description

TRACT ONE – PIN 6857-34-0975.000

BEING known and designated as Tract C containing 3.83 acres as appears on the Plat of the Brenda Kay Idol property, which plat is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 74, page 96 to which plat reference is hereby made for a more particular description.

TRACT TWO – PIN 6857-34-2994.000

BEING known and designated as Tract B containing 1.82 acres as appears on the Plat of the Brenda Kay Idol property, which plat is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 74, page 96 to which plat reference is hereby made for a more particular description.

TRACT THREE – PIN 6857-25-6586.000

Point of beginning being S 7°37'39.2" E, 310.287 feet from -L- Sta 421+00 thence along a curve 257.834 feet and having a radius of 1830.000 feet. The chord of said curve being on a bearing of N 80°19'0.8" W, a distance of 257.621 feet thence to a point on a bearing of S 0°21'41.4" E 95.893 feet thence to a point on a bearing of N 88°59'18.6" E 334.370 feet thence to a point on a bearing of S 1°0'18.6" W 308.967 feet thence to a point on a bearing of S 88°58'2.1" E 96.194 feet thence to a point on a bearing of N 0°50'7.9" E 298.247 feet thence to a point on a bearing of

N 71°26'51.6" W 185.732 feet returning to the point and place of beginning. Having an area of 51764.309 Sqr feet being 1.188 acres.

TRACT FOUR – PIN 6857-35-1324.000

Point of beginning being S 25°19'57.5" W, 224.080 feet from -L-, Sta. 425+00; thence to a point on a bearing of N 71°26'51.6" W, 46.858 feet; thence to a point on a bearing of S 00°50'7.9" W, 298.247 feet; thence to a point on a bearing of S 88°58'2.1" E, 201.403 feet; thence to a point on a bearing of N 00°39'7.9" E, 81.714 feet; thence to a point on a bearing of N 88°24'13.0" W, 55.958 feet; thence to a point on a bearing of N 11°46'56.7" E, 163.707 feet; thence to a point on a bearing of N 71°40'5.5" W, 138.025 feet; returning to the point and place of beginning. Having an area of 47241.172 Sqr feet being 1.085 acres

TOGETHER WITH AND SUBJECT TO a 25 foot access and utility easement as described in Deed Book 1694, page 4318; Deed Book 1719, page 2908 and in Plat Book 74, page 96.