



2024002444 00025

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$92.00

PRESENTED & RECORDED:  
01-26-2024 10:27:39 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3790  
PG: 1836-1838

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$92.00

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
BY: \_\_\_\_\_

**Mail/Box to:** Grantee @ SEE ADDRESS BELOW *re-signed to*  
This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045  
Brief description for the index: 11.73 acres, more or less

**THIS DEED** made this the 26th day of Janaury, 2024, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
<p><b>HOWARD CRAIG THARPE, unmarried</b> P.O. Box 377 Tobaccovile, NC 27050</p>	<p><b>MATTHEW CRAIG SMITHERMAN</b> And wife, <b>JILL MABE SMITHERMAN</b> 1760 Meadow Glen Drive Winston-Salem, NC 27127</p>

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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.**

PROPERTY ADDRESS: 0 Reynolda Road, Pfafftown, NC 27040  
Parcel ID # 5889-87-6208.000

As per NCGS sec. 105-317.2 the foregoing property does not include the primary residence of the Grantor. The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 2973, Page 2099.


A map showing the above-described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_.

**TO HAVE AND TO HOLD** the said Property and all privileges and appurtenances (rights) belonging to the Grantee(s), in fee simple.

And the Grantor covenants with the 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:

Any Easements, Right-of-Ways and /or Restrictions of Record, Future Ad Valorem Taxes

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

  
\_\_\_\_\_  
HOWARD CRAIG THARPE (SEAL)

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p><b>KAREN S. BRANSCOME</b> Notary Public Stokes County, NC My Commission Expires <u>4-15-2028</u></p> </div>	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>HOWARD CRAIG THARPE</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>26<sup>th</sup></u> day of <u>January</u>, 2024.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2028</u></p>
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## EXHIBIT "A"

BEGINNING on an iron stake, said iron stake being a new corner by the C. H. Smitherman heirs and lying distant the following four (4) courses and distances from NC Geodetic Survey monument, "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27), namely: South 85 degrees 43 minutes 55 seconds East 1000.89 feet to an iron stake; thence, South 87 degrees 04 minutes 38 seconds East 60.00 feet to an iron stake; thence, North 03 degrees 33 minutes 48 seconds East 492.18 feet to a point; thence North 85 degrees 53 minutes 30 seconds West 225.00 feet to said point of Beginning; running thence the following two (2) new lines by the said Smitherman heirs, namely: North 01 degree 53 minutes 16 seconds West 1011.33 feet to an iron stake; thence, North 08 degrees 34 minutes 12 seconds East 906.71 feet to an iron stake, a new corner in the south line of the property of the Julius Rierson heirs as is described in Deed Book 686, page 88, of the Forsyth County Register of Deeds Office; thence with said Rierson heirs, North 87 degrees 10 minutes 10 seconds West 421.16 feet to an iron stake, a new corner by the said Smitherman heirs; thence, the following four (4) new lines by the said Smitherman heirs, namely: South 26 degrees 57 minutes 22 seconds West 358.92 feet to an iron stake; thence, South 21 degrees 15 minutes 55 seconds East 1140.18 feet to an iron stake; thence, South 16 degrees 21 minutes 14 seconds West 552.20 feet to an iron stake; thence, South 85 degrees 53 minutes 30 seconds East 225.00 feet to the place of Beginning, containing 11.73 Acres, more or less.

There is also conveyed with this property a perpetual non-Exclusive sixty (60) foot easement of right-of-way to Grantee, her heirs and assigns, for the purpose of ingress and egress and utilities, which easement shall run with the land and inure to the benefit of Grantee's property; said easement being described as follows:

BEGINNING on an iron stake in the northern right-of-way line of Reynolda Road (NC 67), said iron stake being in the eastern line of the Mrs. C. H. Smitherman property as is described in Deed Book 383, Page 195, of the Forsyth County Register of Deeds Office, and lying distance South 85 degrees 43 minutes 55 seconds East 1000.89 feet from NC Geodetic Survey monument "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27); running thence, with the said right-of-way line of Reynolda Road, South 87 degrees 04 minutes 38 seconds East 60.00 feet to an iron stake, a new corner; thence, the following three (3) new lines, namely: North 03 degrees 33 minutes 48 seconds East 492.18 feet to a point; thence North 85 degrees 53 minutes 30 seconds West 285.00 feet to a point; thence South 04 degrees 06 minutes 30 seconds West 60.00 feet to a point in the north line of said property of Mrs. C. H. Smitherman; thence, with said Smitherman, the two (2) following courses and distances, namely: South 85 degrees 53 minutes 30 seconds East 225.57 feet to an iron stake; thence South 03 degrees 33 minutes 48 seconds West 433.42 feet to the place of Beginning.

1/26/2024

MCS

01-26-2024