

2024005601 00092

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$995.00

PRESENTED & RECORDED
 02/23/2024 02:15:56 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3794
PG: 860 - 863

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$995.00

Recording \$26.00

Mail after recording to Grantee

This instrument was prepared by **Kevin Berger, Attorney**

Brief Description for the index

THIS DEED made the 20 day of February, 2024 by and between**Grantor****Grantee****DOROTHY F. MOST, single****WELBORNE REAL ESTATE, LLC****STEVEN R. BAKER, single**

Mailing Address:

502 W Hunter St

Madison, NC 27025

Mailing Address:

828 S Bunker Hill

Colfax, NC 27235

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 below described property does () does not (x) include the primary residence of one or more of the Grantor(s).

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"

(TITLE NOT EXAMINED)

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

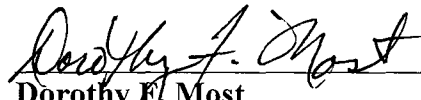
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**


IN WITNESS WHEREOF, the Grantor has hereunto set her 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.

 (SEAL)
Dorothy F. Most

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM


I certify that the following person(s) personally appeared before me this day, and I have (x) examined satisfactory evidence of their identity or () have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Dorothy F. Most**

WITNESS my hand and official seal or stamp, this the 23 day of **February, 2024**.


Notary Public

My Commission Expires: 7/31/25

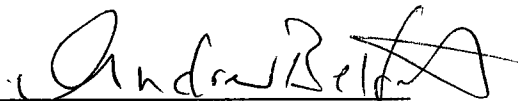
Kevin Berger
Notary Public
Rockingham County, NC


 _____ (SEAL)
 Steven R. Baker

STATE OF Maryland
 COUNTY OF Prince Georges

I certify that the following person(s) personally appeared before me this day, and I have () examined satisfactory evidence of their identity or () have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Steven R. Baker**

WITNESS my hand and official seal or stamp, this the 20 day of **February, 2024.**



 Notary Public

My Commission Expires: Oct 5, 2027

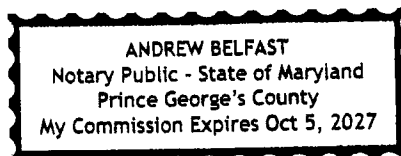


EXHIBIT "A"

All that tract or parcel of land being located in Southfork Township, Forsyth County, North Carolina, and being more particularly described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; and South 17° 18' 30" West 30 feet to the point and place of beginning; thence South 17° 18' 30" West 82 feet to an iron stake; thence North 72° 41' 30" West 281.71 feet to an iron stake; thence North 01° 12' East 85.35 feet to an iron stake; thence South 72° 41' 30" East 305.39 feet to the point and place of beginning.

Containing 24,071 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and on the Property Map referenced below.

TOGETHER WITH AND SUBJECT TO the rights, privileges and obligations contained in the Easement Agreement recorded on May 24, 1991 in Book 1716, Page 956.

Together with a roadway easement for the purposes of ingress, egress and regress over that portion of property retained by Grantor described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; running thence along the western right of way line of Peters Creek Parkway North 2° 44' East 262.0 feet to the point or place of beginning; thence leaving the right of way line of Peters Creek Parkway, running on a curve to the left, an arc distance of 44.77 feet with a chord distance of 40.31 feet and a chord bearing South 47° 44' West to a point; running thence South 2° 44' West 229.85 feet to a point; running thence South 17° 18' 30" West 26.35 feet to a point; running thence North 72° 41' 30" West 26 feet to a point; running thence North 17° 18' 30" East 23.03 feet to a point; running thence North 2° 44' East 236.53 feet to a point of curvature of said proposed drive, being a right curve, having an arc distance of 85.61 feet and a chord distance of 77.07 feet and a chord bearing of North 47° 44' East to a point in the western right of way line of Peters Creek Parkway; running thence South 2° 44' West 36 feet to the point and place of beginning.

Containing 8,815 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and as to tie line to the northwest corner as shown on unrecorded Property Map for Southpark, dated November 25, 1985, and amended December 3, 1985 (Job No. 85-178) by James C. Fulbright. (BLF 24-10115)