

2024005755 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 02/26/2024 03:26:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3794
PG: 1668 - 1670

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No.: 6869-43-2593

Mail/Box to: Aric Rucker, 6221 Judge Clement Rd., Walkertown, NC 27051

This instrument was prepared by: David T. Kasper, 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.

Brief description for the index: .732 acre Judge Clement Rd

THIS DEED made this 23rd day of January, 20 24, by and between:

GRANTOR	GRANTEE
Henry Charles Jones, a widower	Aric Rucker, a single man
Forwarding address: 175 Heather Street Falls Mills, VA 24613	Buyer mailing address: 6221 Judge Clement Road Walkertown, NC 27051

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3366, Page 1611, Forsyth County Registry.

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, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Henry Charles Jones
Henry Charles Jones

STATE OF

Virginia

COUNTY OF

Spencer

I, Emmanuel P. Giampoco, a Notary Public, do hereby certify that Henry Charles Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 23rd day of January, 2024.

Emmanuel P. Giampoco

Printed Name: _____

My Commission Expires: 6-30-2026

ID2037793

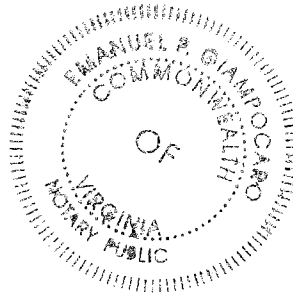


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Forsyth, STATE OF NC, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF WALKERTOWN, COUNTY OF FORSYTH, STATE OF NORTH CAROLINA.

BEGINNING AT AN IRON ON THE WESTERN RIGHT OF WAY LINE OF JUDGE CLEMENT ROAD, SOUTHERN CORNER OF THE JAMES H FAIR PROPERTY (SEE WILL BOOK 74E, PAGE 751); SAID BEGINNING POINT BEING FURTHER KNOWN AND DESIGNATED AS A POINT ALONG SAID RIGHT OF WAY LINE NORTH 22 DEG. 24 MIN. 32 SEC. WEST 99.88 FEET FROM AN IRON MARKING THE NORTHEASTERN CORNER OF THE BOBBY L PERRY PROPERTY (SEC DEED BOOK 1907, PAGE 1525, FORSYTH COUNTY REGISTRY); FROM SAID BEGINNING POINT THENCE CONTINUING WITH THE WESTERN LINE OF SAID JUDGE CLEMENT ROAD SOUTH 22 DEG. 24 MIN. 32 SEC. EAST 99.88 FEET TO THE AFOREMENTIONED IRON, NORTHEASTERN CORNER OF SAID PERRY PROPERTY; THENCE CONTINUING WITH THE NORTHERN LINE OF SAID PERRY PROPERTY SOUTH 79 DEG. 2 MIN. WEST 343.80 FEET TO AN IRON IN THE EASTERN LINE OF FORD CONSUMER FINANCE COMPANY, INC. PROPERTY (SEE DEED BOOK 1888, PAGE 2418; FORSYTH COUNTY REGISTRY); THENCE CONTINUING WITH THE EASTERN LINE OF SAID FORD PROPERTY NORTH 0 DEG. 29 MIN. 26 SEC. WEST 100.10 FEET TO AN IRON, SOUTHWESTERN CORNER OF SAID FAIR PROPERTY; THENCE CONTINUING WITH THE SOUTH LINE OF SAID FAIR PROPERTY NORTH 79 DEG. 8 MIN. EAST 305.78 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.732 ACRES, MORE OR LESS, ACCORDING TO THE A SURVEY PREPARED BY LARRY LERUE CALLAHAN", RLS L-2499, DATED APRIL 16, 1998.

"TOGETHER AS AN IMPROVEMENT TO THE LAND, THAT CERTAIN MANUFACTURED HOME / MOBILE HOME THAT IS PERMANENTLY AFFIXED TO THE ABOVE DESCRIBED PROPERTY" 1999 TITAN 48'L X 27'W SERIAL/ VIN# 49992522734AB