

2024008633 00156

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$480.00

PRESENTED & RECORDED
03/20/2024 03:31:36 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3797
PG: 4247 - 4253

Drafted By: Jonathan M. Holt, Esq.

RECORDING TIME

**No Title Search Requested Or Performed By
Drafting Attorney
Prepared without current survey**

EXCISE TAX \$ 480.⁰⁰

PROBATE AND FILING FEE \$ _____ PAID

Parcel No.: 5855598749000

PIN ID: 5855-59-8749

Property Address: 1090 Dinkins Road, Lewisville, NC 27023.

Mail after recording and future tax bills to: Grantee at 5590 Frye Bridge Road Clemmons, NC 27012

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of March, 2024, by and between

GRANTOR

Craig McNeal Allgood and wife, Marcia
Weatherman Allgood
584 Dalton Road
Lewisville, NC 27023

Stanley Gray Allgood and wife, Pamela
Rhoades Allgood
7824 Harps Mill Woods Run
Raleigh, NC 27615

GRANTEE

Christopher Allgood and wife,
Sherry Allgood
5590 Frye Bridge Road
Clemmons, NC 27102

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to it 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 in Forsyth County, North Carolina, more particularly described as follows:

See attached descriptions.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed. Marcia Weatherman Allgood and Pamela Raspberry Allgood join in this not as owners but to release any martial interest that they may have.

IN WITNESS WHEREOF the Grantors have set its hand and seal the day and year first above written.

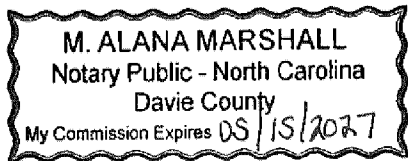
Stanley Gray Allgood (seal)
By: Stanley Gray Allgood

Pamela Rhoades Allgood (seal)
By: Pamela Rhoades Allgood

STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

I, M. Alana Marshall, a Notary Public of Davie County, North Carolina, certify that Stanley Gray Allgood, personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

WITNESS my hand and notarial seal, this 15th day of March, 2024.



(SEAL)

M. Alana Marshall
M. Alana Marshall (print name)

My Commission Expires: 05/15/2027

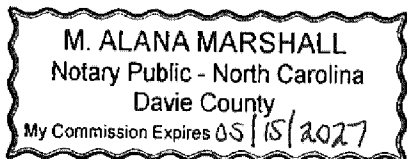
I, M. Alana Marshall, a Notary Public of Davie County, North Carolina, certify that Pamela Rhoades Allgood, personally appeared before me this day, and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein.

WITNESS my hand and notarial seal, this 15th day of March, 2024.

(SEAL)

M. Alana Marshall
M. Alana Marshall (print name)

My Commission Expires: 05/15/2027



Beginning at an iron stake in the South boundary line of Virginia S. Pleasants, et al., (Deed Book 704, Page 368), said beginning point being North 84° 47' West and 1069.27 Feet from an old iron (said old iron being located at the Northeast corner of the 62.90 Acres tract conveyed by United States of America to William A. Jones and his wife, Edith A. Jones, (Deed Book 692, Page 252) and Pleasants' Southeast corner, and running thence with William A. Jones South 05° 17' West crossing Dinkins Road 365.62 Feet to an iron stake, North 73° 31' West 394.15 Feet to an iron stake, and North 27° 40' East 310.12 Feet to an iron stake in Dinkins Road, and also in Pleasants' South line; thence with Pleasants South 86° 26' East 73.40 Feet to an iron stake in Dinkins Road (formerly a walnut tree), and continuing with Pleasants South 84° 47' East 196.49 Feet to the place of beginning, containing 2.49 Acres, more or less, as surveyed by Joseph E. Franklin, Registered Land Surveyor, on July 21, 1961.

This Deed is made and accepted subject to easements of record, and existing roads.

BEGINNING at an iron stake, the Southeast corner of a tract of land now owned by grantees herein, as described in Deed Book 835, page 23, and running thence from said beginning point South 06° 11' West 30.01 feet to an iron stake in the northern right-of-way line of new U. S. Highway 421, 90 feet from its center and continuing Westwardly along the said right-of-way line a chord, North 73° 33' West 548.40 feet to an iron stake; thence South 18° 37' West 20 feet to an iron stake and continuing with said right-of-way line 70 feet from the center line of said road, the following courses and distances: North 72° 01' West 100.0 feet; North 71° 20' West 100.0 feet; North 70° 50' West 100.0 feet, North 70° 38' West 100.0 feet; North 69° 48' West 100.0 feet; North 69° 11' West 100.0 feet; North 69° 05' West 388.13 feet; North 67° 28' West 228.74 feet to an iron stake in the boundary of now or formerly G. O. Pleasants and thence running with Pleasants Southern boundary the following calls and distances: South 84° 57' East 1522.62 feet; South 84° 47' East 200.30 feet to an iron stake; thence South 06° 11' West 15.80 feet to an iron stake, the Northeast corner of grantees herein; thence with grantees Northern boundary North 83° 55' West 196.49 feet; North 85° 34' West 73.40 feet to an iron; thence with grantees Western Boundary South 28° 22' West 310.12 feet to an iron stake; thence with grantees Southern Boundary South 72° 49' East 394.15 feet to an iron stake the point and place of BEGINNING.

BEGINNING at an iron stake located in the Northern right of way of U. S. Highway 421, said iron stake also being the Southeast corner of a tract of land owned by Herman G. Allgood and wife, Frances B. Allgood, of record in Deed Book 835, Page 23, Forsyth County Registry; running thence North 5° 17' East 140.7 feet to an iron stake on the South side of Dinkins Road; running thence along and with the Southern side of Dinkins Road, the following courses and distances: South 69° 53' East 118.4 feet to an iron stake; South 76° 20' East 133.0 feet; South 66° 32' East 153.0 feet; South 75° 43' East 200.0 feet; South 62° 48' East 140.6 feet to an iron stake; thence South 8° 22' West 54.3 feet to an iron stake; thence North 69° 38' West 196.3 feet to an iron stake; thence South 14° 02' West 55 feet to an iron stake in the Northern right of way of U. S. Highway 421; running thence in a westerly direction along U. S. Highway 421, the following courses and distances: North 78° 10' West 222.9 feet to an iron stake; North 77° 05' West 150 feet to an iron stake; North 76° 33' West 150 feet to an iron stake; the point and place of BEGINNING. Being also known as a part of Lot 15B, Block 4423, Lewisville Township, on the Forsyth County Tax Records.

The above land was conveyed to grantor by _____ See Book No. _____ Page _____

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said parties of the second

This instrument drawn by
 BASEY AND THOMAS BORNES.

BEGINNING at an iron, said iron being located in the North right of way line of Dinkins Road, said point also being Tony Muncus' Southwest corner; thence proceeding from said beginning point along the West line of Tony Muncus North 13° 51' East 242.46 feet to an iron; thence proceeding North 82° 30' West 334.21 feet to an iron; thence proceeding South 6° 11' West 240.68 feet to an iron located in the South right of way line of Dinkins Road; thence proceeding along the South right of way line of Dinkins Road, South 68° 58' East 118.44 feet to an iron; thence South 75° 24' East 133.03 feet to an iron; thence South 65° 36' East 50.13 feet to an iron in the South right of way line of Dinkins Road; thence proceeding North 13° 51' East 58.95 feet to a point in the North right of way line of Dinkins Road, being the point and place of BEGINNING. SAVE AND EXCEPT easements, restrictions and rights of way of record. Being part of Old Lot No. 15 on the Forsyth County Tax Map of Block 4423. See also Deed Book 692, Page 242, Forsyth County Registry for further reference.