

2024011107 00078

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED
 04/10/2024 12:56:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3801

PG: 125 - 127

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$510.00

Parcel Identifier No.: 6819-46-1931.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Pt of Lots 19, 20, 21

THIS DEED made this 10th day of April, 2024, by and between

GRANTOR	GRANTEE
<p>Donna S. Michael, a single person, and Edward S. Golden, a single person</p> <p>Mailing Address: 410 Ashby Street Myrtle Beach, SC 29579</p>	<p>Kenneth William Quigley, a single person</p> <p>Property Address: 1235 Vestal Road, Rural Hall, NC 27045</p> <p>Mailing Address: 1235 Vestal Road Rural Hall, NC 27045</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 __, City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3710, Page 4002, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 49, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the exceptions hereinafter stated.

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

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Donna S. Michael
Donna S. Michael

Edward S. Golden
Edward S. Golden

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, TAWANNA M. GRIFFIN Notary Public, do hereby certify that Donna S Michael and Edward S Golden personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 10th day of April, 2024.

Tawanna M. Griffin
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

2/16/27



Exhibit "A"

BEGINNING at an existing iron pin located at the intersection of the Northern right of way line of Vestal Road, the Southeasternmost corner of Lot 20, Map of J.C. Vestal Property, Plat Book 17, Page 49, Forsyth County Registry, and the Southwestern most corner of Lot 19, Map of J.C. Vestal Property, Plat Book 17, Page 49, Forsyth County Registry, and running thence from said Beginning point with the Northern right of way line of Vestal Road, South 52 deg. 45' 22" West, a chord distance of 66.71 feet to an existing iron pipe; running thence North 50 deg. 17' 49" West 172.65 feet to an existing iron pin; running thence North 09 deg. 28' 12" West 36.52 feet to an existing iron pin, running thence North 43 deg. 28' 05" West 247.32 feet to an existing iron pin; running thence with the Southern lines of Tax Lots 25U, 25T and 25Q), all in Tax Block 4968, South 87 deg. 12' 23" East 259.30 feet to an existing iron pin and continuing South 87 deg. 22' 32" East 35.31 feet to an existing iron pin; running thence South 09 deg. 57' 59" East 77.95 feet to an existing iron pin; running thence South 12 deg. 06' 44" East 85.57 feet to an existing iron pin; running thence South 18 deg. 11' 21" East 116.56 feet to an existing iron pin, the point and place of BEGINNING, and BEING KNOWN AND DESIGNATED as a Portion of Lots 19, 20, and 21, as shown on the Map of the J.C. Vestal Property, as recorded in Plat Book 17, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, and containing 1.26185 acres, more or less, all according to a survey prepared by Thomas A. Riccio, RLS, dated March 15, 2000, entitled "Survey Prepared for James L. Michael and wife, Donna S. Michael," bearing Drawing No. 00101.

BEING INFORMALLY KNOWN AS Tax Lots 19B, 20B and 21A, Block 4983, Winston Township, Forsyth County Tax Records.

Parcel ID # 6819-46-1931.000

Property Address: 1235 Vestal Road, Rural Hall, NC 27045