

2024012358 00110

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
04/19/2024 01:55:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3802
PG: 2569 - 2571

21-24-30742

NORTH CAROLINA WARRANTY DEED

Mail after recording to: Harris Land and Timber Company, LLC dba Country Land Buyers, PO BOX 217, Floyd, VA 24091

This instrument was prepared by: **Katherine A Carver, Esq.**

Brief description for the index: **0 Curtis Dr**

Excise Tax: **\$40.00**

THIS WARRANTY DEED made this the 17 day of April, 2024 by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
Margaret W. Anders, Unmarried	Harris Land and Timber Company, LLC, dba Country Land Buyers P.O. Box 217, Floyd, VA 24091

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 may be required by context.

WITNESSETH, that Grantor(s), for a valuable consideration paid by Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee(s) in fee simple, all that certain lot of land situated in the County of **Forsyth**, North Carolina, and more particularly described as follows:

TRACT ONE:

BEGINNING AT A POINT IN THE SOUTHERN BOUNDARY OF THE ROBERT CHAMBERLAIN LAND, SAID POINT BEING THE NORTHWEST CORNER OF THE CLYDE A. RIPPY PROPERTY, THENCE SOUTH 4° 58' EAST 75.0 FEET TO A POINT; THENCE SOUTH 3° 50' WEST 83.65 FEET TO A POINT IN THE BOUNDARY OF CURTIS DRIVE; THENCE NORTH 85° 34' WEST 300 FEET TO A POINT IN THE LINE OF LIVENGOOD; THENCE NORTH 04° 11' EAST 136.4 FEET TO A POINT, THE SOUTHWEST CORNER OF CHAMBERLAIN; THENCE SOUTH 89° 47' EAST 288.18 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS. THIS IS PART OF THE

PROPERTY DESCRIBED AS THE FIRST TRACT IN THE DEED RECORDED IN BOOK 849 AT PAGE 483 IN THE FORSYTH COUNTY REGISTRY.

TRACT TWO:

BEGINNING AT AN IRON STAKE IN THE EDGE OF GRUBBS STREET SAID IRON STAKE BEING THE NORTHWEST CORNER OF THE WITHIN DESCRIBED TRACT AND ALSO LYING IN THE BOUNDARY LINE OF THE WILLIE BARNES' TRACT, AND RUNNING THENCE ALONG THE EDGE OF GRUBBS STREET IN AN EASTERNLY DIRECTION 300 FEET TO AN IRON STAKE IN THE EDGE OF GRUBBS STREET; THENCE IN A SOUTHERNLY DIRECTION ALONG CLARENCE ANDER'S LINE, 667.0 FEET TO AN IRON STAKE IN CLAUDE E. NORMENT'S LINE; THENCE IN A WESTERNLY DIRECTION ALONG CLAUDE E. NORMENT'S LINE, 300 FEET TO AN IRON STAKE IN WILLIE BARNES' LINE; THENCE ALONG WILLIE BARNES' LINE 667.0 FEET TO THE PLACE OF BEGINNING.

Parcel Identification Number: **6838-53-9986.000.**

The property described above was acquired by the Grantor by instrument recorded in Book 1302, Page 791.

The property does/does not include the Grantor's Principal Residence.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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, and under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easement, and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

Margaret W. Anders
MARGARET W. ANDERS, Grantor

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, ANTHONY DILLON, a Notary Public, of said State and County aforesaid, do hereby certify that _____, as _____ for **MARGARET W. ANDERS**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s), or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a NC LIC. or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that her or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this 17 day of APRIL, in the year 2024

(seal or stamp)

Anthony Dillon
Notary Public

ANTHONY DILLON
Notary Printed or Typed Name:

