

**2024012903 00150**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$64.00**PRESENTED & RECORDED  
04/24/2024 04:10:30 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3803**  
**PG: 1090 - 1092**Mail deed and tax bills to Grantee: **6061 Marion Pointe Court, Belews Creek, NC 27009**Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$64.00

Brief description: **Part Lot 23, Pine Knolls, Section 2**

## GENERAL WARRANTY DEED

THIS DEED made this 24<sup>th</sup> day of April, 2024, by and between:

<b>GRANTOR:</b>  <b>ROBERT FRANK WHEELER</b> <b>and wife,</b> <b>KRISTI LEIGH CARPENTER</b>  Grantor address: 4025 8 <sup>th</sup> Street Lane NE Hickory, NC 28601-7312	<b>GRANTEE:</b>  <b>HANNAH ELIZABETH DUVALL</b>  Grantee address: 6061 Marion Pointe Court Belews Creek, NC 27009
The property conveyed does not include the primary residence of the Grantor.	

## 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** which is hereby incorporated by reference.

Property Address: **1225 Bayhill Court, Kernersville, NC 27284**

**Title History: See Exhibit A**


Submitted electronically by "Thomas and Bennett"  
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 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 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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

  
\_\_\_\_\_ (Seal)  
**Robert Frank Wheeler**

  
\_\_\_\_\_ (Seal)  
**Kristi Leigh Carpenter**


North Carolina, Forsyth County

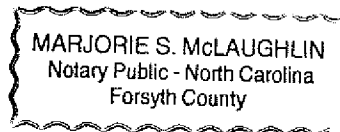
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Robert Frank Wheeler and Kristi Leigh Carpenter**

April 24, 2024

Place notary seal below this line:

  
Notary Public / Marjorie S. McLaughlin  
My Commission Expires: February 12, 2025



**EXHIBIT A**

**Hannah Elizabeth Duvall  
Part Lot 23, Pine Knolls, Section 2  
1225 Bayhill Court**

**Property Description:**

BEGINNING at an iron stake located in the south right of way line of Bayhill Court, said iron stake being South 89° 30' East 240 feet from the southeast intersection of the right of way line of Pine Knolls Road and Bayhill Court; running thence from said beginning point with the south right of way line of said court, South 89° 30' East 60 feet to an iron stake and North 80° 30' East 20 feet to an iron stake; running thence South 29° 53' East 174.0 feet to an iron stake; running thence South 59° 12' West 102.0 feet to an iron stake; running thence North 89° 30' West 80.0 feet to an iron stake; running thence North 00° 30' East 200.0 feet to the point and place of Beginning. Also being designated as Lot 24 on the unrecorded map of Section 2 of Pine Knolls made by Owen J. Byrnes, Jr., RS, dated March 12, 1970. Also being a part of Lot 23 as shown on the plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185. Also being Lot 023B, Block 5245A, Forsyth County Tax Maps.

There is conveyed herewith all of the property described in the deed recorded in Book 2849, Page 1902, Forsyth County Registry. Furthermore, there is conveyed herewith the septic easement described and/or referenced in Book 2703, Page 555; Book 2725, Page 554 and Book 2849, Page 1902, Forsyth County Registry. (Note: A copy of the survey for the septic easement is attached to the document recorded in Book 2725, Page 554, Forsyth County Registry.)

This is the same property as described in Book 2849, Page 1902, Forsyth County Registry and is designated as Tax PIN 6888-46-7701.00 (Block 5245A, Lot 023B) on the Forsyth County tax maps.

This property is part of Lot 23, Pine Knolls, Section 2 (Plat Book 25, Page 185 (3 pages)), Forsyth County Registry.

**Title History:**

Robert Frank Wheeler and wife, Martha R. Wheeler acquired this property by the deed recorded on August 12 2008 in Book 2849, Page 1902, Forsyth County Registry.

Martha R. Wheeler died on October 6, 2017.