

**2024015761 00126**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$750.00**

PRESENTED & RECORDED  
 05/16/2024 03:00:06 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3806**  
**PG: 3632 - 3635**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$750.00

Parcel No. 6849-47-2546.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 6851 Baux Mountain Road Germanton, NC 27019

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Metes and bounds, Forsyth County, North Carolina.

THIS DEED made this 16th day of May 2024, by and between

GRANTOR	GRANTEE
<b>Jason Seth McGill and wife,            Misty Wilcox-McGill</b>  <b>FORWARDING ADDRESS:</b> <b>122 Stallion Lane</b> <b>Statesville, NC 28625</b>	<b>Travis William Eller, unmarried            and            Rachael Ann Armstrong, unmarried</b> <b>As joint tenants with rights of            survivorship</b>
PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE	<b>PROPERTY ADDRESS:</b> <b><u>6851 Baux Mountain Road</u></b> <b><u>Germanton, NC 27019</u></b>

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 **Forsyth** County, North Carolina and more particularly described as follows:

**See attached Exhibit "A"**

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.

Submitted electronically by "Heather Kiger Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

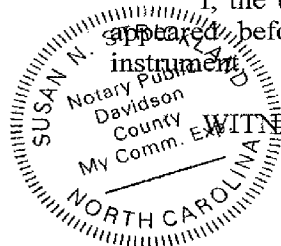
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jason Seth McGill (SEAL)  
**Jason Seth McGill**

Misty Wilcox-McGill (SEAL)  
**Misty Wilcox-McGill**

**NORTH CAROLINA  
 FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Jason Seth McGill** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.



WITNESS my hand and notarial seal this 16th day of May 2024.

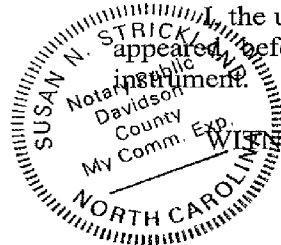
Susan N. Strickland  
 Notary Public

My commission expires:

8/20/2028

**NORTH CAROLINA  
 FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Misty Wilcox-McGill** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.



WITNESS my hand and notarial seal this 16th day of May 2024.

Susan N. Strickland  
 Notary Public

My commission expires:

8/20/2028

## EXHIBIT A

## Tract 1

BEGINNING AT AN IRON STAKE LYING IN THE EAST MARGIN OF BAUX MOUNTAIN ROAD, THE SOUTHWEST CORNER OF THE J. CARLUS MARSHALL TRACT (DEED BOOK 898, PAGE 253) THENCE RUNNING WITH MARSHALL'S SOUTH LINE SOUTH 84 DEGREES 19 MINUTES 50 SECONDS EAST 2,347.90 FEET TO AN IRON IN THE WEST LINE OF C. M. WINEBERGER (DEED BOOK 512, PAGE 212) HAVING CROSSED TWO ADDITIONAL IRONS AND A CREEK ALONG THE WAY, THENCE WITH WINEBERGER'S WEST LINE AND RUNNING SOUTH 07 DEGREES 14 MINUTES 45 SECONDS WEST 671.94 FEET TO AN IRON AT THE CREEK, HAVING CROSSED ANOTHER IRON 13.71 FEET NORTH OF THE CREEK; THENCE WITH THE NORTH LINE OF B.T. PRIDY, AND RUNNING NORTH 81 DEGREES 18 MINUTES 51 SECONDS WEST 1,303.25 FEET AND CONTINUING IN THE SAME LINE, NORTH 79 DEGREES 39 MINUTES 18 SECONDS WEST 1325.15 FEET, MORE OR LESS, TO AN IRON IN THE EAST MARGIN OF BAUX MOUNTAIN ROAD; THENCE WITH THE ROAD AND RUNNING NORTH 35 DEGREES 38 MINUTES 02 SECONDS EAST 170.79 FEET TO AN IRON, THE SOUTH CORNER OF JESSE WALKER IN THE ROAD (DEED BOOK 722 PAGE 79) THENCE WITH WALKER'S LINES THE THREE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 61 DEGREES 52 MINUTES EAST 168.34 FEET TO AN IRON (2) NORTH 37 DEGREES 03 MINUTES EAST 129.94 FEET TO AN IRON, AND (3) NORTH 55 DEGREES 37 MINUTES WEST 167.95 FEET TO AN IRON IN THE MARGIN OF BAUX MOUNTAIN ROAD; THENCE CONTINUING WITH THE ROAD AND RUNNING NORTH 36 DEGREES 32 MINUTES 04 SECONDS EAST 36 FEET MORE OR LESS, TO AN IRON, THE POINT AND PLACE OF BEGINNING, CONTAINING 33.65 ACRES, MORE OR LESS, AND BEING ESSENTIALLY THE SAME TRACT AS THAT DESCRIBED IN THE DEED RECORDED IN BOOK 663, AT PAGE 3, FORSYTH COUNTY REGISTRY, AFTER EXCEPTING THE 0.53 ACRE WALKER TRACT.

Save and Except

Book 2122 Page 0216

BEGINNING at an existing 3/4 inch iron lying in the East right-of-way line of Baux Mountain Road (SR 1946) and being the northwest corner of the Jason Seth McGill tract as described in deed book 1993, at page 3055, Forsyth County Registry, also being a corner with the Lucille T. Marshall tract described in deed book 898, page 253; thence with Marshall's South line, and running South 84 deg. 11' 59" East 344 feet to a new 1/2 inch rebar, a new corner; thence leaving Marshall's line and running South 18 deg. 23' 47" West 264.39 feet to a new iron; thence running North 69 deg. 14' 08" West 178 feet to a new iron; thence running North 62 deg. 34' 59" West 209.34 feet to a new iron in the East right-of-way line of Baux Mountain Road (SR 1946); thence running with the East right-of-way line of Baux Mountain Road, North 36 deg. 32' 04" East 157 feet to an existing iron, the point and place of BEGINNING, and containing 1.750 acres, more or less, according to a survey by Joseph W. Cartwright, PLS, dated May 9, 2000. Being a portion of the Jason Seth McGill tract described in deed book 1993, page 3055, Forsyth County Registry, and being located in the northwest corner thereof.

## Tract 2

BEGINNING at a ½ inch rebar in the Eastern margin of the 60 foot right-of-way of Baux Mountain Road (S.R. 1946), said point being the Southwest corner of property of James Edward McGill and wife Judith W. McGill as described in Book 2122, Page 216, Forsyth County Registry, and the Southwest corner of the within-described property; running thence with the South line of said McGill South 62deg. 34' 59" East 209.34 feet to a rebar; thence South 69 deg. 14' 08" East 178.00 feet to a ½ inch rebar, the Southeast corner of said McGill; running thence North 18 deg. 23' 47" East 58.91 feet to a point in McGill's East line; thence on a new line North 75 deg. 11' 04" West 169.58 feet to a rebar; thence North 69 deg. 32' 53" West 210.35 feet to a new rebar in the Eastern right-of-way line of Baux Mountain Road; thence with said right-of-way line South 36 deg. 32' 04" West 16.50 feet to the point and place of the BEGINNING. Consisting of 0.3375 acres, more or less, being an irregular strip carved off the South side of the above-mentioned McGill property, shown as "Tract B" on a survey by Joseph W. Cartright, PLS, L-3745, entitled "Survey for James Edward McGill and wife Judith W. McGill and Jason Seth McGill" dated June 27 and 28, 2014.

Tract 2 is a portion of the save and except parcel from Tract 1 that was re-conveyed to Jason Seth McGill in Book 3204 Page 3899 and is intended to convey with this deed to the Grantees. It is also intended for the two parcels to remain as one parcel with the Forsyth County Tax and Mapping Departments.

Subject Property Address: 6851 Baux Mountain Rd Germanton, NC 27019

Parcel ID: 6849-47-2546.000