

2024016123 00102

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$620.00

PRESENTED & RECORDED
05/20/2024 01:37:07 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3807
PG: 1422 - 1424

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$620.00

Parcel Identifier No. 6888-57-4295.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 13th day of May, 2024 by and between

GRANTOR

BETTY F. RIVERS (WIDOW)
1707 CADDY COURT, MATTHEWS, NC 28104

GRANTEE

JASON COLONY AND WIFE, TRACY HURLEY
3900 TAM-O-SHANTER ROAD, KERNERSVILLE, NC 27284

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 1181, Page 313, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"
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 exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Betty F. Rivers (SEAL)
BETTY F. RIVERS (WIDOW)

_____ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **BETTY F. RIVERS (WIDOW)**. Witness my hand and official stamp or seal, this 13th day of May, 2024.

My Commission Expires: 2-16-29

Mary Ellen Barger
Notary Public

Print Notary Name: Mary Ellen Barger

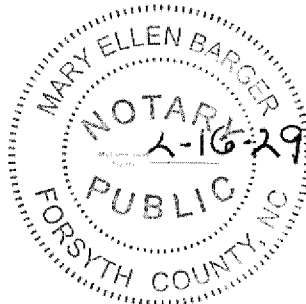


EXHIBIT A

BEGINNING At a point, said point being the Northeast corner of Lot No. 8 of Pine Knolls, Section 2, a plat of which is duly recorded in the office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 25 at Page 185; thence along the West property line of Firestone Road South 17 deg. 21 min. West 243.06 feet to a point, said point being the Northeast corner of Lot No. 11 of the heretofore set out subdivision; thence with the line of Lot No. 11 North 70 deg. 17 min. West 100 feet to a point; thence North 17 deg. 30 min. East 250.86 feet to a point in the South right of way line of Tam-O-Shanter Road; thence with the South property line of Tam-O-Shanter Road South 65 deg. 48 min. East 100 feet to the place of BEGINNING, and being a part of Lot No. 8 of Pine Knolls, Section 2, a plat of which is duly recorded in the office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 25 at Page 185. The same being all of Lot No. 9 on an unrecorded map showing a revision of Lots 7, 8 & 9 of Pine Knolls, Section 2, dated February 12, 1976, made by Stephen T. Beasley, R. E. For a more accurate description see survey prepared by Stephen T. Beasley, dated August 9, 1976, Job No. 2159-1, entitled "Property of Charlds David Rivers and wife, Betty F. Rivers."