

2024016187 00166

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED

05/20/2024 03:46:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3807**PG: 1902 - 1904**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

 Parcel Identifier No.: 6931-40-9091.000 and 6930-49-
 8987.000

Mail after recording to: Chyenne Colby Mabe and Michala Stanley Mabe, 2858 Horton Road, Germanton, NC 27019

This instrument was prepared by: Bennett and West, PLLC, 607-C South Main Street, King, NC 27021

Brief Description from the Index:

 THIS DEED made this 16 day of May, 2024, by and between
GRANTOR
 Newton Clayton Walton and Mary Elizabeth Walton, husband
 and wife
GRANTEE
 Chyenne Colby Mabe and Michala Stanley Mabe, husband
 and wife

 2858 Horton Road
 Germanton, NC 27019

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 Salem Chapel Township, City of Germanton, Forsyth County, North Carolina and more particularly described as follows:

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

 The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instruments recorded in Book 3063, Page 3078, and Book 3763 Page 0526, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 59, Page 189, and referenced within this instrument.

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.

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

Easements and restrictions of record, if any. 2024 ad valorem taxes.

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.

Newton Clayton Walton
Newton Clayton Walton

Mary Elizabeth Walton
Mary Elizabeth Walton

STATE OF NORTH CAROLINA
COUNTY OF STOKES

I, ARae Taber-Khuri, Notary Public, do hereby certify that Newton Clayton Walton and Mary Elizabeth Walton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of May, 2024

ARae Taber-Khuri
Official Signature of Notary
Printed or typed name of Notary ARae Taber-Khuri

My Commission Expires: 9 February 2028



Exhibit "A"

Tract 1:

BEGINNING at an iron pipe in the Northeastern corner of the property of Timothy Spencer (see Deed Book 1826, Page 2691; Forsyth County Registry; being commonly known as Tax Block 5129, Tax Lot 10Q); running thence from said iron pipe, North 57 degrees 57 minutes 27 seconds East 111.28 feet to an iron pipe located in a 25-foot access easement per Deed Book 2703, Page 4433; F.C.R.; thence within said 25-foot access easement, South 49 degrees 42 minutes 12 seconds East 309.98 feet to an iron pipe; thence along the Western line of the property of Lawrence Williard (see Deed Book 2523, Page 877; F.C.R.; commonly known as Tax Block 5129, Tax Lot 402D), South 14 degrees 18 minutes 00 seconds West 132.54 feet to an iron pipe in the Southwestern corner of said Williard property being also a common corner with that of Daniel J. Williard (see Deed Book 3004, Page 994; F.C.R.; commonly known as Tax Block 5129, Tax lot 402A); thence continuing South 14 degrees 18 minutes 00 seconds West 72.42 feet to a bent rebar located in the Western line of Daniel J. Williard; thence continuing with Daniel J. Williard's Western line on a new angle, South 45 degrees 51 minutes 02 seconds West 121.80 feet to an iron pipe located in Daniel J. Williard's Northwestern corner being also a common iron pipe with the aforementioned Timothy Spencer as located in Spencer's Eastern line; thence running with the aforementioned Spencer's Eastern line, North 24 degrees 23 minutes 55 seconds West 466.55 feet to an iron, THE POINT AND PLACE OF BEGINNING. Containing 1.827 acres, more or less. All according to an unrecorded survey of W. Lee Comer, L-3598 of Tri- County Land Surveying; 11 1/2 West Main Street; Thomasville, NC 27360. Dated: 3/3/08; revised 5/14/12. Job No. 082669. |

Being a Southeastern portion of Deed Book 2546, Page 1299; Tax Block 5129, Tax Lot 011K and 012U;

Being also the same property shown as +/- 1.827 AC as platied at Plat Book 59, Page 189; F.C.R.

Tract 2:

Beginning at a 1 1/2 inch iron at the southwest corner of Newton's 1.827 acre parcel of land as shown on Plat Book 59 at page 189, thence from said beginning point North 35 degrees 27 minutes 21 seconds West 320.51 feet to 5/8ths inch rebar; thence North 39 degrees 10 minutes 13 seconds East 59.74 feet to a 5/8ths inch rebar in the west line of Walton's 1.827 acre parcel of land; thence with the west line of Walton South 25 degrees 44 minutes 18 seconds East 341.24 feet to the point and place of Beginning. Being a triangular parcel of land containing 9,230 square feet in accordance with a survey made by Tri-County Land Surveying dated 5/9/2023 and bearing drawing #235502-1. For further reference see Deed Book 3692 at page 3214 of the Forsyth Registry.

Tax Parcel Number: 6931-40-9091.000 and 6930-49-8987.000

Property Address: 2858 Horton Road, Germanton, NC 27019