



2024019836 00136

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

\$485.00

PRESENTED & RECORDED  
06-18-2024 03:58:52 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3811  
PG: 4289-4291

\$485 Box 17a

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: ~~\$485.00~~ Parcel Identifier No. 6931-70-0163.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

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

Brief description for the Index: 0.62 AC +/-; 3128 Tesh Rd, Germanton, NC 27019

THIS DEED made this 18 day of June, 2024, by and between

GRANTOR

Deborah Tesh Allen FKA Deborah Kay Tesh and husband,  
Ricky Lee Allen

GRANTEE

Dylan Rodney Mabe, an unmarried man  
Dawn Godfrey Mabe, an unmarried woman  
As joint tenants with the right of survivorship  
3128 Tesh Rd.  
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, parcel of land or condominium unit situated in the 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 hereinabove described was acquired by Grantor by instrument recorded in Book 1391 page 498.

All or a portion of the property herein conveyed X includes or \_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_ page \_\_\_\_.

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, other than the following exceptions: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Deborah Tesh Allen  
Name: Deborah Tesh Allen

Ricky L. Allen  
Name: Ricky Lee Allen

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Entity Name

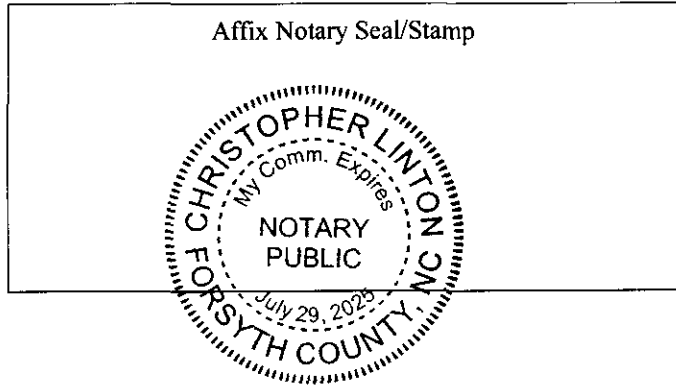
By: \_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:  
Title:

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of June, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Deborah Tesh Allen and Ricky Lee Allen



[Signature]  
Notary Public (Official Signature)  
My commission expires: 29 Jul 25

**EXHIBIT "A"**

BEGINNING at an iron in the west right-of-way of Tesh Road, thence South 20° 45' East 150 feet along the right-of-way of Tesh Road to an iron, the northeast corner of Lot 1 contained herein, thence North 85° 20' West 227.45 feet along a new line with Lot 1 herein to an iron, a corner with Lot 1 and with N.C. Goodman, thence North 09° 40' East 150 feet along a line with N.C. Goodman to an iron by a stone, a corner with V.L. DeHart, thence South 79° 59' East 150.5 feet along a line with V.L. DeHart to an iron, the point of BEGINNING, and containing 0.62 acres, more or less. BEING ALL of Lot 2 of property of Thomas A. Tesh deed to Walter L. Tesh and wife Katie C. Tesh by deed recorded at Book 1286, Page 1205. Forsyth County Registry.