

**2024020088 00153**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$140.00

PRESENTED & RECORDED  
06/20/2024 02:49:35 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3812  
PG: 1189 - 1190

TAX STAMPS \$140.00

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Drafted by: Amanda Dawn Mabe  
After recording: GRANTEE: 5355 Lake Woussickett Road, Walnut Cove, NC 27052

STATE OF NORTH CAROLINA ) NORTH CAROLINA  
) GENERAL WARRANTY DEED  
COUNTY OF FORSYTH )

THIS DEED, made this 20th day of June, 2024, by and between **Alex S. Mabe and wife, Amanda Dawn Mabe**; (hereinafter called "Grantor") whose mailing address is 4162 Turnberry Park Ct., Pfafftown, NC 27040 and **Devan M. Yountz and husband, Robert D. Yountz**; (hereinafter called "Grantee") whose mailing address is 5355 Lake Woussickett Rd., Walnut Cove, NC 27052. The said 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, that receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

**BEGINNING** at iron found in the southern margin of the right of way N. C. S. R. 1940 (a/k/a Lake Woussickett Road), said iron being in the northwest corner of the property of James Tuttle (see Deed recorded in Book 1431, Page 1203, Forsyth County Registry), now or formerly; thence with the western boundary line of the aforesaid property of James Tuttle South 03 degrees 00 minutes 00 seconds West 460.00 feet to an iron set, said iron being located North 03 degrees 00 minutes 00 seconds East 456.93 feet from an iron found; thence North 87 degrees 00 minutes 00 seconds West 526.89 feet to an iron set in the southern margin of Lake Woussickett Road; thence with the Southern margin of Lake Woussickett Road South 66 degrees 15 minutes 00 seconds East 188.50 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 2.00 acres as shown on unrecorded survey dated January 12, 1998, prepared by R. Craig Sizemore, R. L. S. (Job No. 971203), which survey is incorporated herein by this reference.

Informally known as Tax Block 5412, Tax Lot 031F. Having the address of 4410 Lake Woussickett Road, Germanton, NC 27019

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2948, Page 1743-1744, Forsyth County Registry.


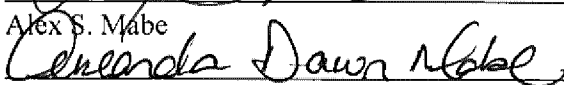
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein after started.

Title on the property herein above described is subject to the following exceptions:

- a) Ad valorem taxes for the current year, and subsequent years, not yet due and payable.
- b) This conveyance is made expressly subject to any and all rights-of-way, conditions, if any, duly of record, constituting constructive notice thereof.

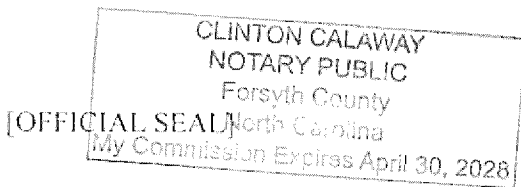
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.


  
 \_\_\_\_\_ (SEAL)  
 Alex S. Mabe  
  
 \_\_\_\_\_ (SEAL)  
 Amanda Dawn Mabe

North Carolina  
County of FORSYTH

I, CLINTON CALAWAY, Notary Public of the Count and State aforesaid, certify that **Alex S. Mabe and Amanda Dawn Mabe** personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official stamp or seal, this 20TH day of JUNE 2024.



  
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 Notary Public  
 My Commission Expires: 4/30/28