

**2024022588 00046**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$365.00**

PRESENTED & RECORDED  
 07/10/2024 11:55:24 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3815**  
**PG: 1748 - 1750**

Mail deed and tax bills to Grantee: **4340 Pine Hall Road, Walkertown, NC 27051**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.

Excise Tax: \$365.00

Brief description: **1.062 acres along Pine Hall Road**

### GENERAL WARRANTY DEED

THIS DEED made this 24<sup>th</sup> day of June, 2024, by and between:

**GRANTOR:**

**JONATHAN M. THOMASON**  
**(aka Jonathan Thomason and Jonathan Thompson)**  
**and wife,**  
**CAMERON J. THOMASON**

Grantor address:  
 575 Scout Road  
 Lexington, NC 27292

**GRANTEE:**

**BENJAMIN T. RICHARDSON**  
**and**  
**GILLIAN F. HICKS**

Grantee address:  
 4340 Pine Hall Road  
 Walkertown, NC 27051

The property conveyed does not include the primary residence of the Grantor.

### 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** which is hereby incorporated by reference.

Property Address: **4340 Pine Hall Road, Walkertown, NC 27051**

**Note:** The name of the current owner of this property, Jonathan Thomason, was misspelled on the deed recorded on November 2, 2023 in Book 3780, Page 246, Forsyth County Registry as Jonathan Thompson.

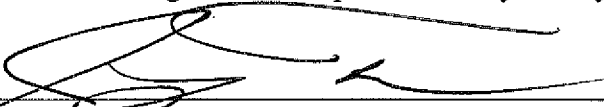
Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

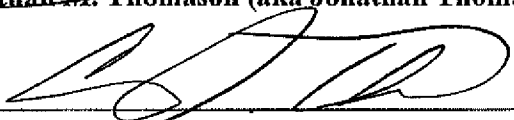
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

  
 \_\_\_\_\_ (Seal)  
**Jonathan M. Thomason (aka Jonathan Thomason and Jonathan Thompson)**

  
 \_\_\_\_\_ (Seal)  
**Cameron J. Thomason**

North Carolina, DAVIDSON County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Jonathan M. Thomason and Cameron J. Thomason**

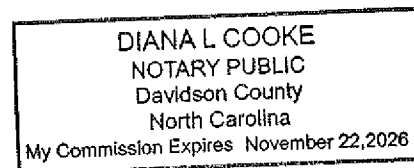
June 24, 2024

Place notary seal below this line:

  
 \_\_\_\_\_  
 Notary Public

Print/Type Name: Diana L Cooke

My Commission Expires: 11/22/2026



**EXHIBIT A**

**Benjamin T. Richardson and Gillian F. Hicks**  
**1.062 acres along Pine Hall Road**  
**4340 Pine Hall Road**

**Property Description:**

BEGINNING at a new iron stake lying in the southwestern boundary line of the Middle American Homes & Enterprises property which is more particularly described in Book 1906 at Page 1690 of the Forsyth County, North Carolina Registry, reference to which is hereby made for a more particular description thereof, said beginning point further being the following two (2) courses and distances from the northernmost corner of the said Middle American Homes property: (1) South 51 degrees 19' 47" East 737.62 feet to a new iron stake lying in the northeast boundary line of Middle American Homes, and (2) South 38 degrees 40' 13" West 201.08 feet to the point and place of BEGINNING; thence South 51 degrees 22' 20" East 459.96 feet to a new iron stake lying in the southwestern boundary of Middle American Homes and the northwestern margin of the 60 foot wide right-of-way of Pine Hall Road; thence on a new line through Middle American Homes and with the northwestern margin of said road, North 36 degrees 56' 24" East 95.04 feet to a new iron stake lying in Middle American Homes and in the northwestern margin of said road; thence on another new line through Middle American Homes, North 51 degrees 22' 20" West 457.09 feet to a new iron stake lying in Middle American Homes; thence South 38 degrees 40' 13" West 95.00 feet to the point and place of beginning; containing 1.062 acres, more or less, according to survey entitled "Middle American Homes & Enterprises, Ltd." dated May 30, 1996, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 8567-3. Together with improvements located thereon said property being located at 4340 Pine Hall Road, Walkertown, North Carolina.

TOGETHER WITH all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation the residential dwelling located or to be located thereon, which dwelling is or may be a "manufactured home", and which manufactured home hereby is conclusively deemed to be real property, described as follows: Make: Oakwood, Model: 3501 1997, Serial Number: HONCO1132168A/B. The manufactured home is on a permanent, masonry foundation and is permanently affixed to the land and is a part thereof.

This is the same property as described in Book 3780, Page 246, Forsyth County Registry and is designated as Tax PIN 6869-11-3091.000 (Block 5165, Lot 056A) on the Forsyth County tax maps.

**Manufactured Home:** There is a Manufactured Home located on this property and a Declaration of Intent is attached as Exhibit A on the deed recorded in Book 3780, Page 246, Forsyth County Registry. Furthermore, a Declaration of Intent to Affix the Manufactured Home to Real Property is also recorded in Book 3815, Page 1459, Forsyth County Registry.