

2024022887 00162

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$175.00

PRESENTED & RECORDED
 07/11/2024 04:11:53 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3815
PG: 3346 - 3348

Mail deed and tax bills to Grantee: **6960 Terrence Knoll Road, Belews Creek, NC 27009**

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: \$175.00

Brief description: **25.00 acres off of Baux Mountain Road (Part of Lot 46, Waddill Estate property)**

GENERAL WARRANTY DEED

THIS DEED made this 11th day of July, 2024, by and between:

<p>GRANTOR:</p> <p>HUNDLEY AND SON INVESTMENT LLC, (aka Hundley and Son Investment, LLC) a North Carolina limited liability company</p> <p>Grantor address: 5051 Misty Mountain Court Germanton, NC 27019</p>	<p>GRANTEE:</p> <p>DALE WILSON GAULDIN and wife, JENNIFER CLAYTON GAULDIN</p> <p>Grantee address: 6960 Terrence Knoll Road Belews Creek, NC 27009</p>
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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: **Baux Mountain Road, Germanton, NC 27019**

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.

Hundley and Son Investment LLC, a North Carolina limited liability company



Shane J. Hundley (Member/Manager) (Seal)


North Carolina, Forsyth 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:

Shane J. Hundley

July 11, 2024

Place notary seal below this line:



Notary Public - Marjorie S. McLaughlin
My Commission Expires: February 12, 2025

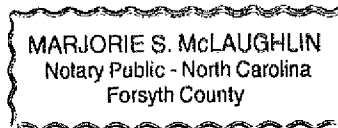


EXHIBIT A

Dale Wilson Gauldin and wife, Jennifer Clayton Gauldin

25.00 acres off of Baux Mountain Road

(Part of Lot 46, Waddill Estate property)

Baux Mountain Road

Property Description:

BEGINNING at a stake and two pine stumps, an old corner of the Waddill land, the Northeast corner of Lot Number 46 in the division of the John D. Waddill land where the same corners with Curtis Gray; thence with the old Waddill line South 4 degrees 45 minutes West 1091 feet to an iron stake on the South side of the road; thence North 73 degrees 30 minutes West 193 feet to a stake; thence North 45 degrees 10 minutes West 286 feet to a maple; thence North 72 degrees West 187 feet to a chestnut oak; thence North 51 degrees 20 minutes West 311 feet to a persimmon; thence North 72 degrees 50 minutes West 435 feet to a stake on the South side of the old road; thence a new line across Lot Number 46, North 4 degrees 45 minutes East 597 feet to a stake in the Marshall Waddill line; thence with the old Waddill line along the said Marshall line and Curtis Gray line South 85 degrees East 1315 feet to the **BEGINNING**, containing 25 acres, more or less, and being the Eastern part of Lot Number 46 on C. M. Miller's Map of the John D. Waddill Estate Lands.

A right of way for a road 20 feet wide, 10 feet on each side of the line between this lot and Lot Number 45, the same being the second, third, fourth, fifth and sixth calls in this deed, is hereby reserved, being a part of the property conveyed by W. P. Sandridge, Jr., Substitute Trustee to Wachovia Bank and Trust Company, Trustee for Children's Home, Inc. which deed is recorded in Deed Book 370, page 140, Office of the Register of Deeds of Forsyth County, North Carolina.

The above described property is the eastern part of Lot 46, John D. Waddill Estate property (Plat Book 10, Page 93, Forsyth County Registry).

There is also conveyed herewith and this property is subject to any and all easements and/or rights of way appurtenant to this property including but not limited to that right of way for a road as shown on the plat of the John D. Waddill Estate property recorded in Plat Book 10, Page 93, Forsyth County Registry which provides access to and from this property and Baux Mountain Road. The road shown on said plat is along the southern boundary of this property.

This is the same property as described in Book 3708, Page 3085 and Book 3812, Page 3217, Forsyth County Registry and is designated as Tax PIN 6940-75-9637.000 (Block 5124, Lot 036) on the Forsyth County tax maps.