

2024022941 00047

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED
07/12/2024 10:33:30 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3815
PG: 3585 - 3588

GENERAL WARRANTY DEED

Excise Tax: \$700.00

Tax Parcel ID No. 6888-55-6746.000

Mail/Box to: _____

This instrument was prepared by: Mark S. Royster, Attorney at Law

Brief description for the Index: _____

THIS DEED, made this the 9 day of July, 2024, by and between

GRANTOR: Amy Michelle Townsend and husband, Matthew Alan Stockdale
and
Angela Townsend MacLean and husband, Donald Troy MacLean
whose mailing address is 3224 Mining Ridge Church Road, State Road, NC 28676
(herein referred to collectively as **Grantor**) and

GRANTEE: Dennis Wayne Kennedy, unmarried (a 47% interest)
and
Equity Trust Company Custodian FBO Dennis Wayne Kennedy IRA (a 53% interest)
AS TENANTS IN COMMON
whose mailing address is 150 Rosella Lane, Mount Airy, NC 27030
(herein referred to collectively as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Township of Belews Creek, County of Forsyth, State of North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1204, Page 1363.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

submitted electronically by "Royster and Royster, PLLC"
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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Amy Michelle Townsend (SEAL)
Amy Michelle Townsend

Matthew Alan Stockdale (SEAL)
Matthew Alan Stockdale

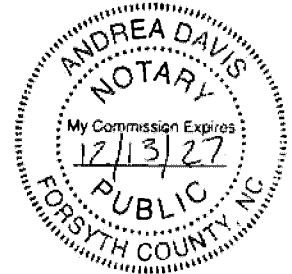
State of North Carolina
 County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Amy Michelle Townsend and husband, Matthew Alan Stockdale.

Date: 07/09/2024

Andrea Davis Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
12/13/2027

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Angela Townsend MacLean (SEAL)
 Angela Townsend MacLean

Donald Troy MacLean (SEAL)
 Donald Troy MacLean

State of North Carolina
 County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Angela Townsend MacLean and husband, Donald Troy MacLean.

Date: 07/09/2024

Andrea Davis Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
12/13/2027

(Official/Notarial Seal)

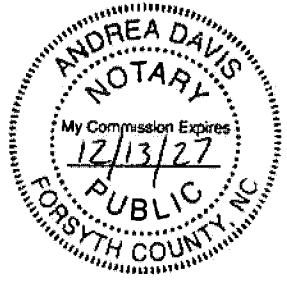


Exhibit "A"

BEGINNING at an iron stake at the northeast corner of Lot No. 67 of Pine Knolls, Section No. 2 as set forth in Plat Book 25 at page 185(3), at the southeast terminus of the right of way of Pine Knolls Road; thence from said beginning point South $0^{\circ} 25'$ West 167.95 feet to an iron stake; thence South $62^{\circ} 56' 30''$ West 146.95 feet to an iron stake, corner with Lot No. 54 of Pine Knolls, Section No. 2; thence with the line of said Lot No. 54 North $75^{\circ} 55'$ West 29.9 feet to an iron stake, corner with property owned by Pine Knolls Golf Club, Inc. (now or formerly); thence with Pine Knolls Golf Club, Inc.'s east line North $16^{\circ} 25' 30''$ East 248.84 feet to an iron stake in the south margin of the right of way of Pine Knolls Road; thence with the south margin of said right of way South $73^{\circ} 37'$ East 21.32 feet to an iron stake; thence continuing with the south margin of the right of way of Pine Knolls Road, South $85^{\circ} 47'$ East 70.4 feet to the point and place of BEGINNING, being a part of Lot No. 67 of Pine Knolls, Section No. 2 as set forth in Plat Book 25 at page 185(3) of the Forsyth County Registry. This is the same property as that described in Book 1171 at page 1780 of the Forsyth County Registry.

The above description is taken from a survey by John T. Morgan, Registered Land Surveyor, dated May 17, 1977, and captioned "Property of Richard D. Townsend and wife, Diane E."

See Estate File of Diane Eury Townsend (23 E 1904, Forsyth County).