

2024023274 00153FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$350.00PRESENTED & RECORDED
07/15/2024 04:21:29 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3816****PG: 1167 - 1172****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$350.00

Parcel Identifier No. 6858-03-9481.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

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: PD: 1.3+/- acres Hillcroft Lane

THIS DEED made the 12 day of JULY, 2024, by and between

GRANTOR	GRANTEE
<p>Laurie L. Lubinski, Executor of the Estate of Charles David Thigpen, II</p> <p>Laurie L. Lubinski and spouse, Michael L. Lubinski</p> <p>Deidre M. Thigpen (unmarried)</p> <p>Grantor Address: 2119 Berkley Ave Sw Roanoke, VA 24015</p>	<p>Bruce Allen King, II, a free trader</p> <p>Property Address: 3720 Hillcroft Lane Walkertown, NC 27051</p>

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

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

The property herein described [] is or [] is not the primary residence of the Grantors.

submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The subject property was acquired by Emily T. Thornton, an 80% undivided interest, and Charles David Thigpen, II and wife, Geraldine Thigpen, a 20% undivided interest, all as joint tenants with right of survivorship and not as tenants in common on or about October 28, 1992, by instrument recorded in the Forsyth County Register of Deeds in Book 1761, at Page 657. Emily T. Thornton died on or about February 8, 1996 (reference Guilford County, NC Death Certificate Book 270, Page 70). Geraldine Thigpen died on or about February 15, 2002 (reference Forsyth County, NC Death Certificate Book 107, Page 2390). Charles David Thigpen, II died testate on or about July 31, 2022 (reference Forsyth County, NC Estate File 23 E 775). The Last Will and Testament of Charles David Thigpen, II devised the subject property to Lauri L. Lubinski and Deidre M. Thigpen. The Estate of Charles David Thigpen, II is open (reference Forsyth County, NC Estate File 23 E 775). Laurie L. Lubinski as Executor of said will join in the conveyance of the subject property to convey any interest of said estate along with Lauri L. Lubinski's husband, Michael L. Lubinski.

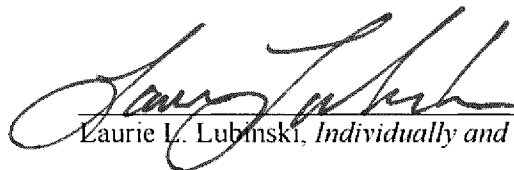
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

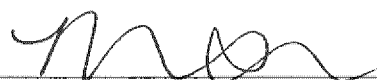
 (SEAL)
Laurie L. Lubinski, *Individually and as the Executor of the Estate of Charles David Thigpen, II*

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Laurie L. Lubinski, Individually and as the Executor of the Estate of Charles David Thigpen, II personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 12 day of JULY, 2024.

MARIELA MACIAS-VILLALPANDO
Notary Public, North Carolina
Guilford County
My Commission Expires
November 05, 2028


Mariela Macias V Notary Public
My commission expires: 11/05/2028

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

Deidre M. Thigpen (SEAL)
Deidre M. Thigpen

STATE OF NC
COUNTY OF forsyth

I, the undersigned Notary Public, do hereby certify that Deidre M. Thigpen personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 12 day of JULY, 2024.

MARIELA MACIAS-VILLALPANDO
Notary Public, North Carolina
Guilford County
My Commission Expires
November 05, 2028

Mariela Macias V
Mariela Macias V Notary Public
My commission expires: 11/05/2028

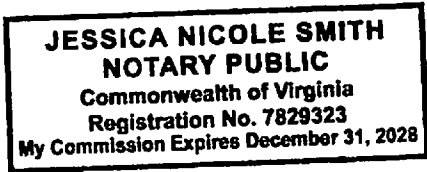
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael L. Lubinski (SEAL)
Michael L. Lubinski

STATE OF VIRGINIA
COUNTY OF ROANOKE

I, the undersigned Notary Public, do hereby certify that Michael L. Lubinski personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 12th day of JULY, 2024.



Jessica Nicole Smith
Commonwealth of VA Notary Public
My commission expires: December 31st, 2028

Exhibit "A"
Property of Bruce Allen King, II, a married man
3720 Hillcroft Lane

BEGINNING at an existing iron pipe located at the Northeast corner of property deeded unto Marshall A. Graves in Deed Book 1417 at Page 1129 (Tax Lot 108Q, Block 3010), said iron further being the Northwest corner of property deeded unto Marshall A. Graves, Sr. et ux in Deed Book 1376 at Page 997, Forsyth County Registry; thence with the center line of a certain sixty foot (60') private road known as Hillcroft Lane, South 53° 06' 59" East 87.28 feet to an existing iron pipe; thence continuing with Hillcroft Lane, South 53° 06' 59" East 190.06 feet to an existing iron pipe; thence with a new line South 29° 52' 24" West 226.88 feet to an existing iron pipe, lying in the Northern line of property deeded unto Cynthia J. Mullins in Deed Book 1443 at Page 1681 (Tax Lot 104, Block 3010); thence with the Northern line of Cynthia J. Mullins North 85° 52' 20" West 88.56 feet to an existing iron pipe, the Northeast corner of property deeded unto Dewey W. Pender, Jr. in Deed Book 1340 at Page 006 (Tax Lot 103, Block 3010); thence with the Northern line of Dewey W. Pender, Jr., North 85° 52' 20" West 46.44 feet to an existing iron pipe; thence continuing with the Northern line of Dewey W. Pender North 85° 52' 20" West 43.56 feet to an existing iron pipe the Northeast corner of property deeded unto Ronnie Kimel in Deed Book 1758 at Page 1929 (Tax Lot 102, Block 3010); thence with the Northern line of Ronnie Kimel North 85° 52' 20" West 56.44 feet to an existing iron pipe the Southeast corner of property deeded unto John E. Douglas in Deed Book 1758 at Page 2108 (Tax Lot 108H, Block 3010); thence with the Eastern line of John E. Douglas North 25° 45' 23" East 110.12 feet to an existing iron pipe, the Southeast corner of property deeded unto Marshall A. Graves in Deed Book 1417 at Page 1129, (Tax Lot 108Q, Block 3010) ; thence with the Eastern line of Marshall A. Graves North 25° 45' 23" East 249.00 feet to an existing iron pipe the point and place of beginning containing 1.512 acres more or less according to an unrecorded survey by Larry L. Callahan, R.L.S. dated 10/27/92, and being all of Tax Lot 108F and the Northwestern portion of Tax Lot 108A, Block 3010.

SAVE & EXCEPT that tract of land conveyed to Marshall A. Graves and wife, Binnie E. Graves in Deed Book 1832, Page 4117 and further described as follows:

Beginning at an existing iron pipe lying in the centerline of the right of way of Hillcroft Lane, said iron being the northeastern corner of property deeded unto Emily T. Thornton et al. in Deed Book 1761 Page 857 and further being the southeast corner of property deeded unto Marshall A. Graves Sr. in Deed Book 1417 at Page 1130, Forsyth County Registry; thence with the centerline of the right of way of Hillcroft Lane, South 53° 03' 15" seconds East, 87.28 feet to an existing iron pipe; thence with a new line, South 46° 05' 24" West, 247.37 feet to an existing iron pipe, the Northeast corner of property deeded unto John Edward Douglas in Deed Book 1758 at Page 2108, Forsyth County Registry; thence with the southern property line of Marshall Graves (Deed Book 1417, Page 1130), North 25° 49' 36" East 248.89 feet to an existing iron pipe lying in the centerline of the right of way of Hillcroft Lane, the point and place of beginning, and being a portion of Tax Lot 118 Block 30610 which is to be combined with Tax Lot 108Q Block 3010.

The subject property is the same as that property described in Deed Book 1761, Page 657, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6858-03-9481.000 on the Forsyth County Tax Maps.