

2024023757 00077

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
07/18/2024 11:58:21 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3816
PG: 3700 - 3702

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No.: 5888-73-4516 (Block 4603, Lot 002D)

Mail tax bills to Grantee: 3810 Kilmurry Hill Road, Pfafftown, NC 27040

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. 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: 2.44 acres Kilmurry Hill Road

THIS DEED made this 18th day of July, 2024 by and between,

<p>GRANTOR</p> <p>LANNEIR ALLEN DOUB and wife, SHERRY W. DOUB;</p> <p>JEFFERY GLEN DOUB and wife, CYNTHIA ANN DOUB</p> <p>Mailing Address: 163 Red Hawk Drive, Vine Grove, KY 40175</p>	<p>GRANTEE</p> <p>HUNTER LAYMAN and wife, RILEY HAUSER</p> <p>Mailing Address: 3810 Kilmurry Hill Road, Pfafftown, NC 27040</p>
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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:

BEGINNING at a point in the middle of Kilmurry Hill Road, said point being 32.32 feet North 85 degrees 46 minutes West from an iron stake on the East side of said road, Tuttle's corner and running North 85 degrees 46 minutes West 32.32 feet to an iron stake on West side of aforesaid road in William Needham's line; thence still North 85 degrees 46 minutes West 454.73 feet along Needham's line to an iron stake, a new corner; thence North 7 degrees East 273.39 feet to an iron stake, a new corner; thence South 83 degrees East 350 feet to an iron stake on East side of aforesaid road; thence South 83 degrees East 30 feet to the center of said road; thence approximately South 15 degrees 28 minutes 273.30 feet along the center of Kilmurry Hill Road to the point of beginning, containing 2.44 acres, plus the portion of Kilmurry Hill Road.

The above-described tract is a parcel from the lands of Belmont G. Doub as described in Deed Book 839, Page 132 of the Forsyth County Registry.

Property Address: 3810 Kilmurry Hill Road, Pfafftown, NC 27040

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3776, Page 3934, 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 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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Lanneir Allen Doub (SEAL)
Lanneir Allen Doub

Sherry W. Doub (SEAL)
Sherry W. Doub

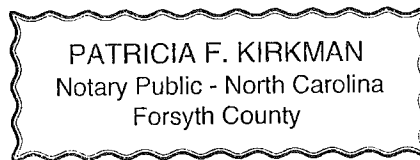
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Lanneir Allen Doub and Sherry W. Doub.**

Date: 7-18-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Jeffery Glen Doub (SEAL)
Jeffery Glen Doub

Cynthia Ann Doub (SEAL)
Cynthia Ann Doub

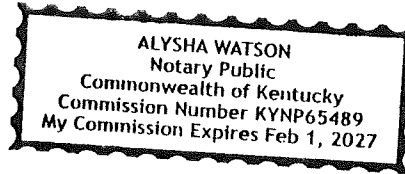
State of Kentucky, County of Hardin

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 herein and in the capacity indicated: **Jeffery Glen Doub and, Cynthia Ann Doub**

Date: 07/13/2024

Alysha Watson
Notary Public

Alysha Watson
printed or typed name of notary public



My Commission Expires: 02/01/2027