

2024024773 00153FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$196.00

PRESENTED & RECORDED

07/25/2024 04:56:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3818**PG: 551 - 553****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$196.00

Parcel Identifier No. 6878-29-1304.000

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

By: _____

Mail/Box to: Grantee at: _____**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Metes & bounds, Forsyth County, North Carolina.

THIS DEED made this 24 day of JULY, 2024, by and between

GRANTOR	GRANTEE
JAMES MICHAEL MCNEILL and spouse, ELIZABETH MCNEILL	WAYNE L. GREEN and spouse, KARA GREEN
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>6596 WOODMERE DRIVE WALKERTOWN, NC 27051</u>	<u>5655 REIDSVILLE ROAD BELEWS CREEK, NC 27009</u>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

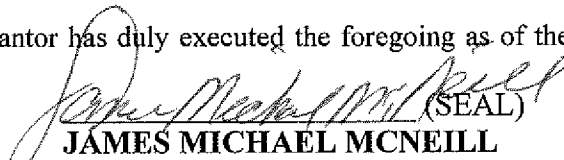
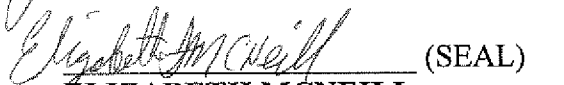
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 ATTACHED EXHIBIT "A"**

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

 (SEAL)
JAMES MICHAEL MCNEILL
 (SEAL)
ELIZABETH MCNEILL

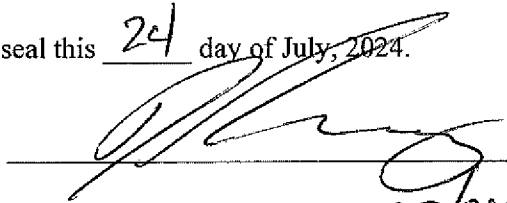
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **JAMES MICHAEL MCNEILL** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 24 day of July, 2024.

(SEAL)

David Cummings
 NOTARY PUBLIC
 Forsyth County, NC
 My Commission Expires July 28, 2027

 Notary Public
 My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **ELIZABETH MCNEILL** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 24 day of July, 2024.

(SEAL)

David Cummings
 NOTARY PUBLIC
 Forsyth County, NC
 My Commission Expires July 28, 2027

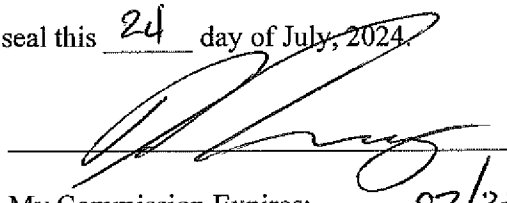
 Notary Public
 My Commission Expires: 07/28/2027

EXHIBIT "A"**Tract 1:**

BEGINNING at a point in the North right of way line of U.S. Highway #158 (Reidsville Road) said point is located North 54 deg. 25 min. 36 sec. East 300 feet from a point marked by an iron that marks the Southeastern corner of James D. Whitaker (see DB 920, page 519 of the Forsyth County Registry) and the Southwestern corner of C. W. McMichael; thence from said BEGINNING point North 35 deg. 38 min. 00 sec. West 600.00 feet to a point marked by an iron in the center of a private easement; thence with the center of the private easement; thence with the center of the private easement North 54 deg. 35 min. East 323.17 feet to a point marked by an iron; thence South 32 deg. 27 min. 50 sec. East 303 feet to a point marked by an iron; thence South 57 deg. 32 min. 10 sec. West 147.5 feet to a point marked by an iron; thence South 32 deg. 58 min. 26 sec. East 304.88 feet to a point in the North right of way line of U.S. Highway 158 (Reidsville Road); thence with the right of way line of said road South 54 deg. 25 min. 38 sec. West 145 feet back to the point and place of BEGINNING and containing 3.21 acres more or less as per survey by Larry L. Callahan in November of 1990 and being Lot No. 2 of the O. W. McMichael Estate.

Tract 2:

BEGINNING at a point in the North right of way line of U.S. Highway #158 (Reidsville Road) said point is located North 54 deg. 25 min. 38 sec. East 445 feet from a point marked by an iron that marks the Southeastern corner of James D. Whitaker (see Deed Book 928, page 519 of the Forsyth County Registry) and the southwestern corner of O.W. McMichael; thence from said BEGINNING point North 32 deg. 58 min. 26 sec. West 385.88 feet to a point marked by an iron; thence North 57 deg. 32 min. 18 sec. East 137.5 feet to a point marked by an iron; thence south 32 deg. 27 min. 50 sec. East 297 feet to a point marked by an iron in the North right of way line of U.S. Highway #158 (Reidsville Road); thence with the right of said road South 54 deg. 25 min. 38 sec. West 145 feet back to the point and place of BEGINNING and containing 1.01 acres more or less as per survey by Larry L. Callahan of November of 1998 and being Lot No. 2A of the O.W. McMichael Estate.