

2024025324 00198FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$320.00PRESENTED & RECORDED
07/30/2024 04:41:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3818
PG: 3904 - 3906**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **#320.⁰⁰**Parcel Identifier No. **6849-15-0577** Verified by _____ County on the _____ day of _____,

By: _____

Mail/Box to: _____

This instrument was prepared by: **Alan G. Carpenter, Attorney at Law**

Brief description for the Index: _____

THIS DEED made this **26th** day of **July**, **2024**, by and between**GRANTOR****Douglas Patrick Quellhorst
and wife,
Christine Marie Quellhorst****258 Dionne Way,
Stokesdale, NC 27357****GRANTEE****Mason Paul Heavener, unmarried****Property address:
6438 Baux Mountain Road,
Winston Salem, NC 27105**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____,

Township, **Forsyth** County, North Carolina and more particularly described as follows:**See Exhibit A, attached.**The property hereinabove described was acquired by Grantor by instrument recorded in Book **2177** page **3475**.

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

A map showing the above described property is recorded in Plat Book _____ page _____

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:

Easements, rights of way and restrictions of record, if any.

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

(Entity Name) Douglas Patrick Quellhorst (SEAL)

By: _____ Christine Marie Quellhorst (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

State of North Carolina - County or City of TREDELL

I, the undersigned Notary Public of the County or City of TREDELL and State aforesaid, certify that Douglas Patrick Quellhorst and Christine Marie Quellhorst

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of July, 2024.

My Commission Expires: 4/26/2026
(Affix Seal)

Kenneth B. Holmes
Notary Public
Notary's Printed or Typed Name KENNETH B. HOLMES

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, _____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that

_____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____

corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, _____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name _____

EXHIBIT A

TRACT I:

Beginning at a point in the center of the Baux Mountain Road South 368.3 ft. from a stone on the west side of said road the southeast corner of Shiloh Methodist Church and runs along the center of Baux Mountain Road South 19 degs. 45 mins. West 110 ft. to a point in the center of said road; thence a new line North 80 degs. 15 mins. West 300 ft. to an iron stake in a field a new corner; thence North 19 deg. 45 mins. East 110 ft. to an iron stake in a field a new corner; thence South 80 degs. 15 mins. East 300 ft. to the beginning point, containing 0.75 acre more or less.

The above-described property is the same as that recorded in Book 613, Page 166, Forsyth County Registry and is further known and designated as Tax Lot 33, Block 5150, Salem Township on the Forsyth County Tax Maps.

TRACT II:

Beginning at an iron stake; said iron stake being the northwestern corner of the property described in Deed Book 613, Page 166; thence on a new line North 31° 27' East 20 feet to an iron stake; thence South 71° 44' East (passing an iron stake at 282.16 feet) 300 feet to the centerline of Baux Mountain Road; thence with the centerline of Baux Mountain Road South 31° 57' West 20 feet to a point; thence North 71° 45' West (passing an iron stake at 18.18 feet) 300 feet to the place of beginning and containing 5,841 square feet more or less.

The above-described property being a 20 foot strip carved from the southern portion of Lot 20 as shown in the Forsyth County Tax Block 5150 in the Forsyth County Tax Department; said parcel is also along the northern property line of Lot 33 of aforementioned Forsyth County Tax Block 5150 as shown on an unrecorded plat prepared by United Limited in May, 1978.

The above-described property is the same as that recorded in Book 1236, Page 837, Forsyth County Registry and is further known and designated as Tax Lot 20M, Block 5150, Salem Township on the Forsyth County Tax Maps.

For back title, see Deed Book 2177, Page 3475, Forsyth County Registry.

PIN: 6849-15-0577

Property Address: 6438 Baux Mountain Road, Winston Salem, NC 27105