

**2024029668 00107**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$420.00**

PRESENTED & RECORDED  
09/03/2024 11:49:07 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3824  
PG: 2206 - 2208

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$420.00

Parcel Identifier No. 6930-99-0732.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, 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

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 30th day of August, 2024 by and between

**GRANTOR**

**DANIEL GRAY BUTNER AND SPOUSE, BRIAN HORTON  
P. O. BOX 141, TRAPHILL, NC 28685**

**GRANTEE**

**WALKER PRICE**

**MAILING ADDRESS: P. O. BOX 617, PFAFFTOWN, NC 27040**

**SUBJECT PROPERTY: 8330 RED BANK ROAD, GERMANTON, NC 27019**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3744, Page 3094, Forsyth County Registry.

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

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Daniel Gray Butner (SEAL)  
DANIEL GRAY BUTNER

Brian Horton (SEAL)  
BRIAN HORTON

STATE OF NORTH CAROLINA - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **DANIEL GRAY BUTNER AND SPOUSE, BRIAN HORTON**. Witness my hand and official stamp or seal, this 30<sup>th</sup> day of September, 2024.

My Commission Expires: 07/25/28

L. Christine Conrad  
Notary Public

Print Notary Name: L. Christine Conrad

L. Christine Conrad  
Notary Public  
Forsyth County  
North Carolina  
My Commission Expires 07/25/28

## EXHIBIT A

### Tract 1:

BEGINNING at a one-half inch existing iron pin marking the northeast corner of the within described tract and lying in the right-of-way line of Red Bank Road, and marking the southeast corner of Walter L. Tesh (Deed Book 787, page 288 Forsyth County Registry), thence from said beginning S 00 degrees 04' 14" W 75.0 feet along the right of way line of Red Bank Road to a  $\frac{3}{4}$  inch new iron pin, thence S 88 degrees 57' W 342.07 feet along a new line with the grantor to a  $\frac{3}{4}$  inch new iron pin, thence N 07 degrees 08' E 75.0 feet to a  $\frac{3}{4}$  inch new iron pin, thence N 88 degrees 47' 12" E 332.86 feet with Walter L. Tesh to an existing iron pin, the point of BEGINNING and containing 0.578 acres according to an unrecorded survey plat of Joseph E. Franklin.

### Tract 2:

BEGINNING at an existing iron pin marking the southeast corner of the within described tract and the northeast corner of Tract 1 described above, thence S 88 degrees 47' 12" E 332.86 feet with Tract 1 to a new iron pin, thence N 7 degrees 08" E 150.0 feet to an existing iron pin, thence N 87 degrees 27' E 317.55 feet to an existing iron pin, thence S 00 degrees 55' 44" W 149.90 feet along the right of way line of Red Bank Road to an existing iron pin, the point of BEGINNING, and being the same tract as that conveyed at Deed Book 787, page 288, Forsyth County Registry.

Being further described as PIN Number 6930-99-0732.