

2024030309 00214

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED

09/06/2024 04:47:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3825**PG: 1063 - 1065**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier No.: 6849-18-4622.000

Mail after recording to: Russell Warren Hall and Anna Marie Hall, 6625 Red Bank Road, Germanton, NC 27019

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

Brief Description from the Index:

Title Policy: Title Connect NC 24-80

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

GRANTOR

Thomas J. Venable, unmarried

GRANTEE

Russell Warren Hall and spouse, Anna Marie Hall

6605 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 situated in _____, City of Germanton, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1904, Page 2950, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

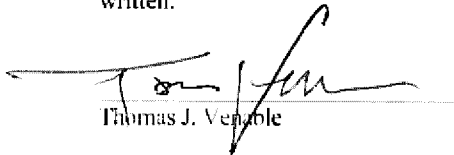
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.
2024 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Thomas J. Venable

STATE OF NORTH CAROLINA
 COUNTY OF ~~GUILFORD~~ *Forsyth* *ms3*

I, Marieyink Segovia, Notary Public, do hereby certify that Thomas J. Venable personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal this 04th day of Septemb 2024.

Marieyink Segovia
 Official Signature of Notary
 Printed or typed name of Notary *Marieyink Segovia*
 My Commission Expires: *Oct 2nd, 2026*



Exhibit "A"

BEGINNING at an iron rebar set located at the Eastern edge of the right-of-way of Red Bank Road, said iron being 15.72 feet from an existing iron pipe in the right-of-way of Red Bank Road, said point of beginning also being at the Southwestern corner of David Lee Watts, et ux, Deed Book 1559, Page 1736, running thence from said beginning point South 86 degrees 25' 00" East 548.33 feet to an iron rebar set; running thence South 03 degrees 35' 00" West 126.65 feet to an iron rebar set; running thence North 86 degrees 25' 00" West 273.12 feet to an iron rebar set; running thence along the Eastern right-of-way of Red Bank Road, North 44 degrees 36' 40" 190.00 feet to an iron rebar set, the point and place of BEGINNING; containing 1.00 acre and being a part of that property described in Deed Book 576, Page 126 in the Office of the Register of Deeds of Forsyth County, North Carolina, and also being a part of Tax Lot 39E, Tax Block 5137 as presently constituted; Being the same property as described in a Map of Survey dated 3/29/96, Map Number 7326 as prepared by Allied Land Surveying Co., P.A., Richard P. Bennett, RLS.

Tax Parcel Number: 6849-18-4622.000

Property Address: 6605 Red Bank Road, Germanton, NC 27019