

2024032812 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
 09/27/2024 11:25:03 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3828
 PG: 1184 - 1186

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00**Parcel Identifier No.: 6887-54-9577.000**

Prepared by/ mail to: **Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 506, Greensboro, NC 27401 (smt/pmw)**

Brief Description from the Index: **Part of Lot 1, Crews Country Side Estate, Section One, PB 35/ PG 96**

THIS DEED made this **27th day of September, 2024**, by and between

GRANTOR**Amelia Anne Summers, widow****Mailing Address:**

**200 Kanah Drive
 Winston-Salem, NC 27107**

GRANTEE

**Adam Tate Hutchins and spouse,
 Tiffany Hutchins**

Mailing Address:

**320 Brookside Court
 Kernersville, NC 27284**

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 Exhibit A attached hereto and made a part hereof

Property Address: 1104 Piney Grove Road, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3758, Page 1274**.

A map showing the above described property is recorded in **Plat Book 35, Page 96**, and referenced within this instrument.

Is the property herein described the primary residence of the Grantors? **Yes**

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:

Easements, restrictions, and rights of way of record or affecting the above-described premises and ad valorem taxes for the current year.


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.


Amelia Anne Summers

State of North Carolina, County of Forsyth

I, Aaron Reel, Notary Public, do hereby certify that Amelia Anne Summers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25th day of September, 2024.


Official Signature of Notary

Aaron Reel
Printed or typed name of Notary
My Commission Expires: 1-31-2029

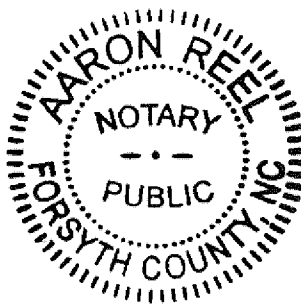


Exhibit A

BEGINNING AT A POINT IN THE EAST MARGIN OF THE RIGHT OF WAY OF PINE GROVE ROAD (STATE ROAD 1969), SAID POINT OF BEGINNING BEING DISTANT FROM THE NORTHWEST CORNER OF THE PROPERTY OF THE TRUSTEES OF PINE GROVE UNITED METHODIST CHURCH AS SET FORTH IN DEED BOOK 2194 AT PAGE 1815, FORSYTH COUNTY REGISTRY AND ALSO THE SOUTHWEST CORNER OF LOT 1 OF CREWS COUNTRY SIDE ESTATE, SECTION ONE, AS SET FORTH IN PLAT BOOK 35 AT PAGE 96, FORSYTH COUNTY REGISTRY, TWO (2) COURSES AND DISTANCES AS FOLLOWS:

(1) NORTH 12 DEGREES 11 MINUTES 07 SECONDS EAST 115.87 FEET TO AN IRON STAKE;
 (2) THENCE NORTH 23 DEGREES 14 MINUTES 39 SECONDS EAST 49.99 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING THREE (3) COURSES AND DISTANCES RUNNING WITH THE EAST MARGIN OF THE RIGHT OF WAY OF PINEY GROVE ROAD AS FOLLOWS:

(1) NORTH 23 DEGREES 14 MINUTES 39 SECONDS EAST 49.99 FEET TO AN ESTABLISHED IRON PIPE;
 (2) THENCE NORTH 34 DEGREES 51 MINUTES 55 SECONDS EAST 99.93 FEET TO AN ESTABLISHED IRON PIPE;

(3) THENCE NORTH 38 DEGREES 03 MINUTES 03 SECONDS EAST 20.05 FEET TO A POINT;
 THENCE SOUTH 55 DEGREES 45 MINUTES 15 SECONDS EAST 432.10 FEET TO A POINT IN THE NORTHWEST LINE OF LOT 2 OF CREWS COUNTRY SIDE ESTATE, SECTION TWO, AS SET FORTH IN PLAT BOOK 36 AT PAGE 47, FORSYTH COUNTY REGISTRY; THENCE WITH THE NORTHWEST LINE OF SAID LOT 2 SOUTH 36 DEGREES 08 MINUTES 44 SECONDS WEST 145.0 FEET TO A POINT; THENCE NORTH 59 DEGREES 02 MINUTES 00 SECONDS WEST 420.86 FEET TO THE POINT AN PLACE OF BEGINNING CONTAINING 67,585.6 SQUARE FEET (1.552 ACRES) BEING DESIGNATED AS LOT 2 ON A SURVEY ENTITLED "MAP FOR PEGG DEVELOPMENT AND REALTY CO." DATED FEBRUARY 23, 2011 AND REVISED AS OF MAY 25, 2011 MADE BY THOMAS A. HUGHES, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One, as recoded in Plat Book 35 at Page 96, Forsyth County Registry and, farther designated as part of PIN # 6887-64-0548.000 (Tax Lot 1, Block 5412L), Kernersville Town on the Forsyth County Tax Maps.