

2024033404 00050

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$10.00

PRESENTED & RECORDED
10/02/2024 11:04:10 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3829

PG: 340 - 342

Prepared by & Return To:
Sperry & Hatley, P.C.
15801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$10.00

Brief ID: METES AND BOUNDS

Parcel ID No. 6981-00-8107.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 26 day of September, 2024 by and between

GRANTOR

Robert Calvin Bell, Jr., an unmarried person

230 Howard Street, Mount Holly, NC 28120

GRANTEE

Benjamin Overton, an unmarried person

Property Address : 7640 North Carolina 65, Belews Creek, NC 27009

Mailing Address : 3852 Hanley Way, Walkertown, NC 27051

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 located in Forsyth County, North Carolina and more particularly described as follows:

General Warranty Deed
7640 North Carolina 65, Belews Creek, NC 27009
Page 1 of 3

Property 1:

BEGINNING at an iron stake at the southeast intersection of Highway No. 65 and a 30 foot road leading south as shown on the Map of the R. R. Jones and C. F. Neal Development, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 12, Page 172, said beginning point being the northwest corner of Lot No. 39; running thence with the east margin of said 30 foot road and the west line of Lot No. 39 in a southerly direction 182.6 feet to an iron stake in the line of said Lot No. 39, the corner of Elizabeth Mack's lot; thence with the line of said Mack lot crossing Lots 39 and 40, South 69° 50' East 33.9 feet to an iron stake in the line of said Mack's lot, said stake also being in the line of Lot No. 41; thence with the west line of Lot No. 41 in a northward direction 167.0 feet to an iron stake, the northwest corner of Lot 41 on the south margin of said Highway No. 65; thence with the south margin of said Highway in a westerly direction 100.0 feet to the place of BEGINNING, being known and designated as the major north portions of Lots Nos. 39 and 40 as shown on the above referred to map and being the identical property described in deed recorded in Book 1327, Page 847, Forsyth County Registry, and deed recorded in Book 1351, Page 544, Forsyth County Registry.

Parcel ID # No. 6981-00-8107.000

Being all or a portion of that property described in that deed recorded in Book 1655 at Page 2024, Forsyth County Public Registry.

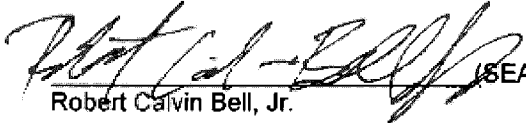
The above described property does does not include the primary residence of the Grantor.

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.

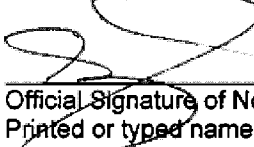
This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Robert Calvin Bell, Jr.

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Cymande L Bryant, Notary Public, do hereby certify that Robert Calvin Bell, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 26 day of Sept., 2024.


Official Signature of Notary Cymande L Bryant
Printed or typed name of Notary

My Commission Expires: 22 SEPTEMBER 2025

