

2024033584 00064

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/03/2024 11:21:20 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3829
 PG: 1188 - 1192

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ ntc

Parcel Identifier No. 6867-21-9858.000 AND 6867-22-1223.000

Mail/Box to: Grantee at address below

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the Closing Attorney to the county Tax Collector upon disbursement of closing proceeds – NO TITLE SEARCH OR CLOSING SERVICES REQUESTED OR PERFORMED

Brief description for the Index: Tracts

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

GRANTOR

BYRAN THOMAS TABOR and SUZANNE S. TABOR,
 Trustees of the Byran Thomas Tabor Revocable Trust
 Dated March 2, 1995, as last amended and restated
 August 23, 2021 -and-

BYRAN THOMAS TABOR and SUZANNE S. TABOR,
 Trustees of the Suzanne S. Tabor Revocable Trust
 Dated March 2, 1995, as last amended and restated
 August 23, 2021

-aka- The Tabor Family Trust and aka The Byran Thomas
 Tabor and Suzanne S. Tabor Revocable Trust – and -
BYRAN THOMAS TABOR and spouse,
SUZANNE S. TABOR, individually

GRANTEE

BYRAN THOMAS TABOR and SUZANNE S.
TABOR, Trustees of the Byran Thomas Tabor
 Revocable Trust dated March 2, 1995, as last
 amended and restated August 23, 2021– and –

BYRAN THOMAS TABOR and SUZANNE S.
TABOR, Trustees of the Suzanne S. Tabor
 Revocable Trust dated March 2, 1995, as last
 amended and restated August 23, 2021

each a 50% undivided interest as tenants in common

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 or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A attached hereto and incorporated herein by reference.

For back title, see Deed to "The Tabor Family Trust" recorded in Book 2528, page 77, Forsyth County Registry, and Deed to the "Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust" recorded in Book 3659, page 1619, Forsyth County Registry. The grantees in these deeds were incorrectly stated as described above. There are no trusts in existence, now or previously, with those

submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

names, and the correct vesting should have been as stated above under "Grantee." Byran Thomas Tabor and Suzanne S. Tabor, individually, join in this deed to convey any interest they might have in the subject property by virtue of the incorrect naming of the Trusts in the prior deeds.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a 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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and property taxes for the current year which shall be prorated through the closing date.

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

The Byran Thomas Tabor Revocable Trust dated March 2, 1995, as amended and restated August 23, 2021, aka The Tabor Family Trust, aka The Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust

By: Byran Thomas Tabor
Byran Thomas Tabor, Trustee

By: Suzanne S. Tabor, Trustee
Suzanne S. Tabor, Trustee

The Suzanne S. Tabor Revocable Trust dated March 2, 1995, as amended and restated August 23, 2021, aka The Tabor Family Trust, aka The Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust

By: Byran Thomas Tabor
Byran Thomas Tabor, Trustee

By: Suzanne S. Tabor, Trustee
Suzanne S. Tabor, Trustee

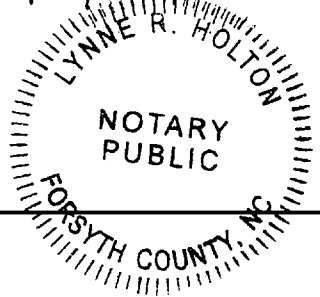
Byran Thomas Tabor (SEAL)
Byran Thomas Tabor

Suzanne S. Tabor (SEAL)
Suzanne S. Tabor

State of NC - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Byran Thomas Tabor and Suzanne S. Tabor

Date: 9/30/2024



Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2/5/2027

PROPERTY DESCRIPTION

Combining PIN 6867-21-9858.000 currently titled in the name of the "Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust" and PIN 6867-22-1223.000 currently titled in the name of "The Tabor Family Trust"

BEGINNING at an NCDOT ROW monument located at the intersection of the Eastern Right-of-Way of Walkertown-Guthrie Road (SR 2385) and the Northern Right-of-Way of Interstate 74, and having GIS beginning coordinates of North 872,011.7602, East 1,662,043.7306. Running thence from said point of BEGINNING North 45° 41' 53" East 28.74 feet to a new iron pipe, thence on a curve to the left North 45° 41' 53" East, a radius of 582.54 feet, a chord distance of 49.53 feet to a new iron pipe, the Southwestern corner of property of Soniadel Carmen Maldonado Dominguez et vir as described in Deed Book 3476, page 3369, Forsyth County Registry; running thence with said Dominguez' South line South 87° 24' 20" East 832.09 feet to an existing iron pipe, the Southeastern corner of said Dominguez and a point in the Western line of property of Timothy E. Yokely et ux as described as "Tract Two" in Deed Book 2120, page 1325, Forsyth County Registry; thence with said Yokely's West line South 01° 36' 07" West 57.88 feet to an existing iron pipe, the Southwestern corner of Yokely; running thence with said Yokely's South line North 89° 20' 39" East 486.81 feet to an existing iron pipe in the Western right-of-way line of Morris Road (SR 2407); running thence with the Western right-of-way line of Morris Road the following four (4) calls:

- (i) South 28° 54' 32" East 73 feet to a point;
- (ii) On a curve to the left South 11° 37' 19" East , a radius of 431.95 feet, a chord distance of 277.36 feet to a point;
- (iii) South 07° 09' 21" West 172 feet to a point; and
- (iv) South 04° 40' 47" West 177 feet to an NCDOT ROW monument;

thence leaving the right-of-way line of Morris Road and running North 85° 10' 47" West 44.79 feet to an NCDOT ROW monument; thence South 04° 46' 38" West 77.07 feet to an existing iron pipe; thence North 71° 56' 18" West 179.21 feet to an NCDOT ROW monument in the North line of the right-of-way of Interstate 74 with coordinates of North 871,627.4087 and East 1,662,847.8054; thence with the right-of-way line of Interstate 74 North 58° 43' 11" West 1,409.21 feet to an NCDOT ROW monument, the point and place of the BEGINNING.

Consisting of 14.36 acres, more or less, as shown on a survey entitled "Parcel (1) Recombination for The Tabor Family Trust" by Harris B. Gupton, PLS dated 8/27/2024 and bearing Project No. 12993 24C.