

2024035817 00097

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$456.00
PRESENTED & RECORDED
10/22/2024 01:24:27 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3832
PG: 696 - 698

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$456.00

Parcel Identifier Number: 6868-84-0734.000 Verified by Forsyth County
By:

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Metes & Bounds

THIS DEED made this 15th day of October, 2024 by and between

GRANTOR	GRANTEE
Adam W. Jones and spouse, Elizabeth M. Jones	Alan Michael Pickens and spouse, Skylar Rayne Dunn
<u>Forwarding Address:</u> 7633 Craig Road Belews Creek, NC 27009	<u>Property & Mailing Address:</u> 5406 Reidsville Road Walkertown, NC 27501

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 the Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed [X] includes or [] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2965 Page 2695.

A map of the property conveyed is recorded at Plat Book ----- Page -----.
NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by "Coltrane & Overfield, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

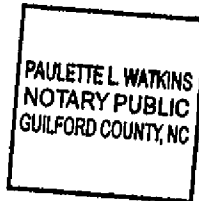
Adam W. Jones (SEAL)
Adam W. Jones

Elizabeth M. Jones (SEAL)
Elizabeth M. Jones

State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that **Adam W. Jones** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of October, 2024.

My Commission Expires: 7/1/2028
(Affix Seal)

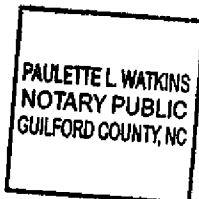


Paulette L. Watkins
Notary Public
Notary's Printed or Typed Name

State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that **Elizabeth M. Jones** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of October, 2024.

My Commission Expires: 7/1/2028
(Affix Seal)



Paulette L. Watkins
Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

Parcel #: 6868-84-0734.000

Property Address: 5406 Reidsville Road, Walkertown, NC 27501

BEGINNING at a point in the center of the pavement of Highway No. 158, William L. Fulp and James H. Linville's corner, running thence with the line of William L. Fulp, South 02° 57' 00" West, 519.0 feet to an iron stake a new corner in said Fulp's line. Thence on a new line North 22° 23' 00" West, 375.0 feet to a point in the center of the pavement of the above mentioned Highway, a new corner, thence with the center of said Highway, North 44° 36' 00" East, 239.0 feet to the place of BEGINNING, containing 00.95 ~ One Hundredths of an acre.

SAVE AND EXCEPT those portions of land described in Book 3822, at Page 4390, as having been taken by the Department of Transportation, set forth therein as

Being all of that tract of land more particularly described in that certain MEMORANDUM OF ACTION captioned "DEPARTMENT OF TRANSPORTATION, Plaintiff v. ADAM W. JONES, and wife, ELIZABETH M. JONES, Defendants," recorded in the Office of the Register of Deeds for Forsyth County in Book RE 3703, Pages 2153-2154, reference to which MEMORANDUM OF ACTION is made for a more particular description of said property of the defendants.