

2024037937 00072

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$160.00

PRESENTED & RECORDED

11/07/2024 01:18:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3834**PG: 4326 - 4328****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 160.00

Parcel Identifier No.: 5888-73-9532 (Block 4603, Lot 002F)

Mail tax bills to Grantee: 3835 Kilmurry Hill Road, Pfafftown, NC 27040

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 2.61 acres, Kilmurry Hill Road

THIS DEED made this 5th day of November, 2024 by and between,

GRANTOR	GRANTEE
HILDA H. TUTTLE (widow)	DEBORAH RUTH FLEMING (unmarried)
Mailing Address: 3765 Kilmurry Hill Road, Pfafftown, NC 27040	Mailing Address: 3835 Kilmurry Hill Road, Pfafftown, NC 27040

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 incorporated herein by reference.

Property Address: 0 Kilmurry Hill Road, Pfafftown, NC 27040

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1690, Page 167, Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.

Hilda H. Tuttle (SEAL)
Hilda H. Tuttle

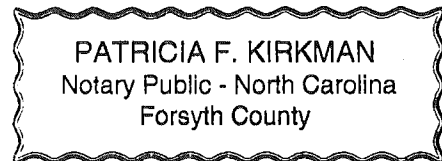
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Hilda H. Tuttle**

Date: 11-5-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Exhibit A

Beginning at an iron stake in the south-west corner of 2.61 acre tract conveyed to Robert L. Tuttle by Belmont G. Doub and Joy N. Doub deed recorded in Deed Book 1039, Page 1065, and running thence with the East right of way line of Kilmurry Hill Road South 17° 31' East 300.0 feet to an iron stake, a corner with Charles A. Shaw; thence North 81° 39' East 433.7 feet running with the northern boundary of Charles A. Shaw to an iron stake, a corner with Charles A. Shaw and M. Ann Needham; thence North 3° 43' East 184.1 feet running with a western boundary of M. Ann Needham to a stone known as the Mary Needham - Lanier Doub corner, said stone a corner with M. Ann Needham and Debra F. White; thence North 85° 49' West 532.8 feet to the point of beginning containing 2.61 acres more or less. This last line being a southern boundary with Debra F. White and the above-mentioned tract of Robert L. Tuttle. This tract described on this deed was acquired from William R. Needham Deed Book 1022, Page 863.

Tax Parcel Number: 5888-73-9532 (Block 4603, Lot 002F)

Property Address: 0 Kilmurry Hill Road, Pfafftown, NC 27040