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FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2000.00

PRESENTED & RECORDED

11/08/2024 03:58:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3835

PG: 1469 - 1473

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2000.00	\$2,000.00
Parcel ID:	5888-38-7129
Mail/Box to: <u>Box 24</u>	Grantee
Prepared by:	Leigh C. Bagley (without title examination)
Brief description for the Index:	4625 Vienna Dozier Rd, Pfafftown, North Carolina 27040

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8 day of November, 2024, by and between:

GRANTOR	GRANTEE
Dulaney Glen & Wendy W. Glen 4625 Vienna Dozier Rd Pfafftown, North Carolina 27040	Robert Douglas MacArthur, Jr. and Frieda Margarite Menzer 4511 Vienna Dozier Rd. Pfafftown, North Carolina 27040

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Town of Pfafftown, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1283 page 776.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 65 page 137.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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, governmental regulations, and ad valorem taxes for the current year.

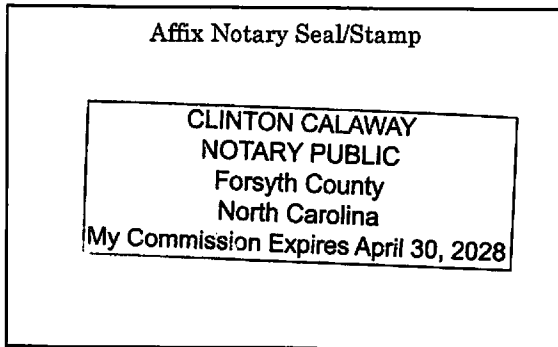
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Dulaney Glen (SEAL)
Dulaney Glen

Wendy W. Glen (SEAL)
Wendy W. Glen

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that Dulaney Glen and Wendy W. Glen personally appeared before me on the 8 day of November, 2024, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any).



[Signature]
Notary Public (Official Signature)

My commission expires: 4/30/28

EXHIBIT A

Tract No. 1: Beginning at a stone at the Southeast corner of property of William II. Boyce and wife, Doris Shore Boyce, said beginning stone also being the Northeast corner of property of the Estate of Robert M. Doub; thence with the East line of said Boyce property, North 4° 8' East 987.8 feet, more or less, to an iron stake, a corner of property of Arzie Davis; thence with property of said Davis the four following courses and distances: South 56° 3' East 214.88 feet to an iron stake west of a dead cedar tree, South 21° 58' East 1318.8 feet to an iron stake in the creek, approximately three feet eastwardly from a walnut stump, with the creek South 41° 50' West 85.91 feet to an iron stake at the mouth of a branch; thence North 85° 7' West 49.88 feet to a stone, the Northeast corner of property of Mrs. C. G. Hunter, continuing North 85° 7' West 677.51 feet or a total distance of 727.39 feet to an iron stake in a hickory stump, the Northwest corner of property of Mrs. Hunter in the East line of the Estate of Robert M. Doub; thence with the East line of property of the estate of Robert M. Doub, North 4° 3' East 345.19 feet to the place of Beginning, containing 14.4 acres, more or less, and being Lot No. 15, Block No. 4602, on the Forsyth County Tax Map.

Tract No. 2: Beginning at a phone pole on the south side of Dosier Soil Road; running thence South 18° East 508 feet to branch; thence Southwardly, following the branch, 1,537 feet to Doub's corner; thence South 1° 30' West 1,058 feet to a stone; thence West 390 feet to poplar; thence South 80° West 214-1/2 feet to a cedar; thence Northwardly 787 feet to a stone; thence Northwardly with branch 855 feet to locust; thence North 68° 30' East 237 feet; thence North 16° 15' West 252 feet, more or less, to cedar; thence Northwardly with the meanderings of Cartway to Dosier Soil Road; thence North 56° 30' East 228 feet to the Beginning, containing 41.22 acres, more or less.

Tract No. 3: Beginning at an iron stake in a hickory stump, a Northwest corner of property of Mrs. C. G. Hunter Estate, said beginning iron stake also being the Southwest corner of a 14.4 acre tract of land deeded to William H. Boyce by Edgar Waller; thence with property of said Hunter Estate the two following courses and distances: South 3° 53' West 704.9 feet to an iron stake in a pile of rocks, and North 87° 13' West 375.67 feet to an iron stake, a Southeast corner of property of William II. Boyce; thence with property of said Boyce the three following courses and distances: North 1° 9' East 1040.63 feet to a stone, South 88° 42' East 434.89 feet to an iron stake by a stone, and South 4° 3' West 345.19 feet to the place of Beginning, containing 9.65 acres, more or less, and being property deeded to Robert M. Doub by deed recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book No. 98 at page No. 146, also being Lot No. 25, Block No. 4602, Vienna Township on Forsyth County Tax Map; as surveyed by Lee M. Hinshaw, Civil Engineer, June 8, 1967.

Tract No. 4:

Adjoining the lands of J. D. Anderson, R. M. Doub, Hubert Holder and others, and Beginning at a phone pole in the South edge of Dosier soil road; runs thence North 50° East 330 feet; thence North

62° 30' East 432 feet to a stone; thence South 85° 30' East 369 feet to a stone, Holder's line; thence South 3° West 2389 feet to a stone, R. M. Doub's corner; thence West 436 feet to a stone, Doub's corner on branch; thence Northwardly with the branch 1537 feet; thence North 18° West 508 feet to the point of Beginning; containing 37.30 acres, more or less, SAVE AND EXCEPT the Pleasant Hill Methodist Church lot heretofore conveyed to the said church from said tract of land herein described. This being the same property as described in deed from E. M. Long and wife, Sarah Adelia Long, to Annie Catherine Shore, dated April 23, 1932, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book 448 of Deeds, page 16.

Less and Except

BEGINNING at an iron pin set at the intersection of the northeastern most corner of Edwin E. Lupo et al (see Deed Book 3273 Page 1778 Forsyth Registry), the eastern right of way line of Vienna Dozier Road, and a point in the northwestern line of tax lot 17C block 4602 of the Forsyth County tax maps as presently constituted; running thence from said BEGINNING POINT north 25° 06' 00" west 27.28 feet to a point in the asphalt portion of Vienna Dozier Road; thence north 66° 38' 59" east 79.54 feet to a point in the asphalt portion of Vienna Dozier Road; thence south 08° 09' 01" west 23.42 feet to a point; thence with the eastern right of way line of Vienna Dozier Road north 60° 23' 00" east 161.33 feet to a point; thence north 59° 52' 00" east 111.80 feet to a solid iron; thence north 50° 07' 00" east 146.77 feet to a point in the right of way of Vienna Dozier Road; thence south 28° 24' 11" east 9.56 feet to an iron pin set; thence on a new line of Dulaney Glen et ux (see Deed Book 1283 Page 776 Forsyth Registry) south 28° 24' 11" east 697.61 feet to an iron pin set; thence on a new line south 30° 47' 35" west 112.60 feet to an iron pin set; thence on a new line south 08° 23' 25" east 117.87 feet to an iron pin set; thence on a new line south 38° 15' 16" east 352.37 feet to an iron pin set; thence on a new line north 87° 36' 04" east 285.45 feet to an existing iron pin; thence with the line of Wendy Walker Glen Trust (see Deed Book 1671 Page 1559 Forsyth Registry) south 56° 11' 30" east 214.51 feet to an existing iron pipe and continuing south 22° 35' 11" east 1317.03 feet to a point in an unnamed creek; thence with the line of Wendy W. Glen Trustee (see Deed Book 1671 Page 1559 Forsyth Registry) south 41° 00' 27" west 85.91 feet to a point in an unnamed creek; thence with the line of Billy H. Hammond Revocable Trust (see Deed Book 3328 Page 2245 Forsyth Registry) north 84° 40' 59" west 51.70 feet to a stone and continuing north 84° 40' 59" west 675.69 feet to an existing iron pin; thence with the western line of Douglas E. Pierce et ux (see Deed Book 2566 Page 2443 Forsyth Registry) south 04° 19' 25" west 172.23 feet to an existing rebar; thence with the northern line of a 4.29 acre tract titled "Minor Subdivision for Douglas and Leslie Pierce (Plat Book 65 Page 137 Forsyth Registry) south 81° 37' 40" west 360.53 feet to an iron pin set; thence with the western line of the above referenced 4.29 acre tract south 06° 19' 59" west 470.67 feet to an existing rebar; thence with the northern line of Gregory P. Oliver et al (see Deed Book 3003 Page 2458 Forsyth Registry) north 87° 21' 16" west 286.86 feet to a stone; thence with the northern line of Gregory P. Cote et al (see Deed Book 3003 Page 2458 Forsyth Registry) south 77° 13' 10" west 249.36 feet to an existing rebar; thence with the eastern line of Church of Living God (see Deed Book 682 Page 204 Forsyth Registry) and No. 1 of the J. H. Vogler Estate (see Plat Book 7 Page 111 Forsyth Registry) north 22° 43' 05" west 782.19 feet to an existing iron pin; thence north 08° 25' 43" east 134.64 feet to a point and continuing north 11° 35' 33" east 132.48 feet to a point; thence with the line of OMG Real Estate Renovations LLC (see Deed Book 3416 Page 2894 Forsyth Registry)

north 02° 52' 56" east 59.01 feet to a point; thence north 11° 59' 36" east 84.58 feet to a point; thence north 07° 23' 43" east 97.81 feet to a point; thence north 08° 39' 29" east 67.50 feet to a point; thence with the line of Karry D. Mann et al (see Deed Book 3507 Page 3864 Forsyth Registry) north 05° 26' 48" west 143.70 feet to a point; thence north 21° 58' 09" west 71.44 feet to a point; thence north 12° 22' 54" west 25.57 feet to an existing iron pipe and continuing north 12° 22' 54" west 16.95 feet to an existing iron pipe; thence with the southern line of Grady R. Long, Jr. north 68° 25' 24" east 260.54 feet to a stone; thence with the eastern line of Grady R. Long, Jr. (see Deed Book 1600 Page 544 and 546 Forsyth Registry) north 14° 17' 28" west 244.67 feet to an existing iron pin; thence north 33° 22' 32" east 99.00 feet to an iron pin set; thence north 21° 49' 12" east 219.03 feet to a point; thence north 11° 30' 45" east 82.50 feet to an existing iron pin; thence with the eastern line of Edwin E. Lupo et al (see Deed Book 3273 Page 1778 Forsyth Registry) north 11° 30' 45" east 139.55 feet to an iron pin set; thence north 22° 13' 00" west 226.67 feet to an iron pin set; thence north 30° 02' 00" west 265.13 feet to an iron pin set; thence north 25° 06' 00" west 96.41 feet to an iron pin set, set iron being THE POINT AND PLACE OF BEGINNING.

This tract contains 75.41538 acres more or less, including such portion of the above description as is contained in the right of way of Vienna Dozier Road. This description contains tax lots 15, 16B, 17C, 25B, and a portion of tax lot 16G all of which are in tax block 4602 of the Forsyth County tax maps as presently constituted. The description for this tract was taken from a survey entitled "Survey Prepared for Robert D. MacArthur and Frieda N. Menzer" prepared by Thomas A. Riccio, Professional Land Surveyor.