

**2024040259 00072**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED:
 11-26-2024 11:47:12 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3837
PG: 4397-4398

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 630.00**

Block 4245, Lot 6
 PIN 6990-44-0095

Grantor Address: 870 Pecan Ave. Apt 201
 Kernersville, NC 27009

Grantee's Address: 6581 Reidsville Rd
 Belews Creek, NC 27009

This instrument was prepared by: R. Brandt Deal-Box 9 *Original To*
 Brief Description for the Index: 1.737 ac. +/- Reidsville Road

This Deed made this 25 day of November, 2024, by and between

**GRANTOR: Tandra Renee' Howell a/k/a Tandra H. Chandler and husband,
 Robert B. Howell**

GRANTEE: Dustin Davis Bryant and wife, Megan LeighAnn Tincher

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake, Being the southwest corner of Jackie L. Thomas and wife Cynthia Thomas (Deed Book 1832, Page 4439) and Being S80° 44' 23" W 612 feet from the Northwest intersection of U.S. Highway 158 with Coldwater Road; running thence from said Beginning Point along the North right-of-way line of U.S. Highway 158 (Reidsville Road) S80° 44' 23" West 153.65 feet to an iron stake, the Southeast corner of Agnes W. Chandler (Deed Book 553, Page 42); thence along the East line of Agnes W. Chandler N3° 30' 00" East 290.80 feet and continuing 219.81 feet to an iron stake in the South line of Duke Power Company (Deed Book 1004, Page 910); thence along two lines with Duke Power Company N81° 41' 04" East 97.99 feet and S74° 08' 35" East 55.22 feet to an iron stake, corner of Duke Power Company with Jackie L. Thomas, et. ux; thence along the West line of Jackie L. Thomas, et. ux., S3° 30' 00" West 228.02 feet and continuing 256.90 feet to the point of Beginning, Containing 1.737 acres, more or less and being a consolidation of Lots 25 through 27 and Lot 40 of the Odell Cook Farm, Plat Book 12, Page 76, Forsyth County Registry and Being described in accordance with a private survey by Dwight E. Fulton, P. L. S., dated 1/18/01.

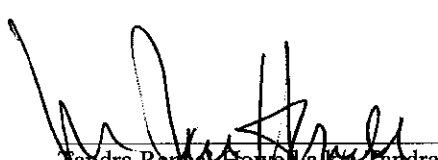
All or a portion of the property herein conveyed includes the primary residence of the Grantors.

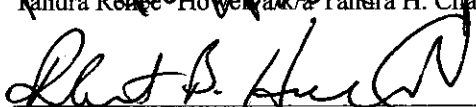
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2024 ad valorem taxes.

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



Tandra Renee Howell a/k/a Tandra H. Chandler (Seal)


Robert B. Howell (Seal)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Lorie D. Jones, A Notary Public of Forsyth County, State of North Carolina, certify that Tandra Renee' Howell a/k/a Tandra H. Chandler and husband, Robert B. Howell personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 25 day of November, 2024


Notary Public

(Notary Seal)

My Commission Expires: 10/5/2028

