

**2024042878 00076**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$320.00**

PRESENTED &amp; RECORDED

12/18/2024 11:54:08 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3841****PG: 1553 - 1555****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$320.00

Parcel Identifier No. 5894-26-2683.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 136 Marchmont Dr, Advance, NC 27006

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Metes &amp; Bounds, Forsyth County, North Carolina

THIS DEED made this 16 day of DECEMBER, 2024, by and between

GRANTOR	GRANTEE
<b>STEVEN T. CORNWELL, UNMARRIED</b>	<b>GREEN CHAPEL HOLDINGS, LLC, A North Carolina Limited Liability Company</b>
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<b><u>2834 HARPER ROAD</u> <u>CLEMMONS, NC 27012</u></b>	<b><u>6295 HOLDER ROAD</u> <u>CLEMMONS, NC 27012</u></b>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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**

This is the same property as described in Book 3296, Page 3074, Forsyth County Registry.

submitted electronically by "Heather Kiger Law 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

*Steven T. Cornwell by A.T.E. John B. Davis*  
 STEVEN T. CORNWELL BY AND THROUGH  
 HIS ATTORNEY-IN-FACT JOHN DAVIS

STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, DAVID CUMMINGS, Notary Public, do certify that **JOHN DAVIS** Power of Attorney for **STEVEN T. CORNWELL**, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instruments for and in behalf of **STEVEN T. CORNWELL** and that his authority to execute and acknowledge said instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina on the 16<sup>th</sup> day of September, 2022, recorded in Book 3718 Page 1418 and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said **JOHN DAVIS** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of **STEVEN T. CORNWELL**.

Witness my hand and seal, this the 16 day of DECEMBER, 2024.

(SEAL)

David Cummings  
 NOTARY PUBLIC  
 Forsyth County, NC  
 My Commission Expires July 28, 2027

*[Signature]*  
 Notary Public

My Commission Expires: 07/28/2027

**EXHIBIT "A"**

The Beginning Point for this description is found by going South 78° 00' 18" East 118.71 feet from a solid existing iron pin in the northwest corner of the tract described in Deed of Trust Book 1743, page 241, Forsyth County Registry, identified as Lot 37, Block 4404, which iron pin is also in the line of Block 4404, Lot 37 and is also a southwest corner for property belonging to Florence M. Rothrock, as described in Deed Book 635, page 125. Said Beginning Point is also in the south line of Florence M. Rothrock as described in Deed Book 635, page 125, Forsyth County Registry. From said Beginning Point, and with the south boundary of the Rothrock property South 78° 00' 18" East 125 feet to a new iron pin in the line of Ruth L. Harper (Block 4404, Lot 24) and a corner for Rothrock; thence with the Harper line the following courses and distances: South 05° 27' 23" West 111.58 feet to a 2 inch existing iron pin; thence South 06° 47' 41" West 189.30 feet to a 1.25 inch existing iron pin; thence South 06° 47' 41" West 45.70 feet to an unmarked point in the road, which is 8 foot south of the center line of the paved roadway; thence within the roadway North 44° 56' 18" West 60 feet to a point; thence on a new line common to the balance of the western part of Lot No. 37 belonging to Jones North 08° 37' 57" East 47.31 feet to a new iron pin; thence continuing with the new line the following courses and distances: North 21° 50' 45" West 154.60 feet to a new iron pin; thence North 05° 39' 14" East 129 feet to the point and place of Beginning, and being .705 acres, the same being the eastern portion of Block 4404, Lot 37, All as per the Drawing No. 13501-3 prepared for Glenn A. Jones and Johnny Collins by Tutterow Surveying Company, 124 South Salisbury Street, Mocksville, NC 27028.