

**2025006220 00033**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$420.00**

PRESENTED & RECORDED  
 02/28/2025 09:51:11 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3850**  
**PG: 2709 - 2713**

**SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA    )  
   )  
 COUNTY OF FORSYTH            )

This instrument prepared by: Scott T. Horn, Esq., 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*

\*\*\* No title search performed or requested \*\*\*

Return to:           Grantee

**Excise Tax:       \$420.00**

**Tax PIN:         6868-87-7871**

**THIS SPECIAL WARRANTY DEED**, made effective as of the 28<sup>th</sup> day of February 2025, by and between:

**Phillip W. Martin and Linda H. Martin**, husband and wife,  
 having an address of 155 Ashton Place Circle, Winston Salem NC 27106;  
   (hereinafter "**Grantor**")  
   and

**Charles B. Scott and Wanda M. Scott**, husband and wife,  
 having an address of 5665 Belews Creek Road, Walkertown, NC 27051  
   (hereinafter "**Grantee**").

**WITNESSETH**

That the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those tracts or parcels of land, and all fixtures, improvements, betterments, rights, and appurtenances thereto, being situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

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

submitted electronically by "Orenstein 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2931, Page 1458.

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.

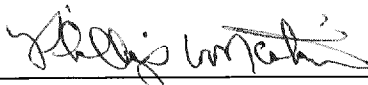
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions hereinafter stated.

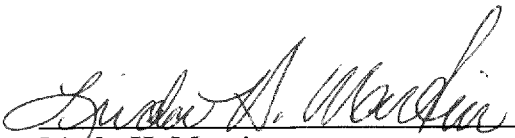
Title to the property hereinabove described is subject to all easements, rights-of-way, covenants, and restrictions of record; all matters that would be disclosed by an accurate survey of the subject property; all zoning, building, and environmental laws, codes, and ordinances; and 2025 ad valorem taxes and subsequent years.

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

*[Signatures and acknowledgements follow]*

Signature Page to  
Special Warranty Deed

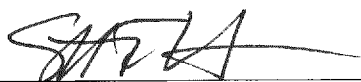
  
\_\_\_\_\_  
Phillip W. Martin (seal)

  
\_\_\_\_\_  
Linda H. Martin (seal)

STATE OF NORTH CAROLINA

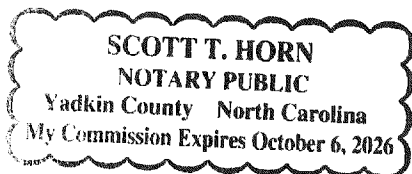
COUNTY OF FORSYTH

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 therein and in the capacity indicated: Phillip W. Martin and Linda H. Martin.

Date: 2-26-2025   
Printed Name: SCOTT T. HORN, Notary Public

My commission expires: 10-6-2026

(seal)



**Exhibit "A"**  
**Property of Charles B. Scott, a married man**  
**0 Belews Creek Rd.**

**TRACT**

**I**

BEGINNING at an Existing Iron Pin (hereafter referred to as "EIP"), said EIP being in the northern line of the property of Barbara M. Lunsford (see deed at Book 1724, Page 3920), in the southern line of the property of Timothy M. Welborn and Christi F. Welborn (see deed at Book 2838, Page 2051) and located North 54° 55' 26" West 233.70 feet from an EIP located in the northern margin of the 150 foot public right-of-way for Reidsville Road/US Hwy 158; thence continuing with the northern line of the aforesaid Barbara Lunsford property, North 79° 06' 26" West 159.15 feet to an EIP, said EIP being at a corner common with the aforesaid Barbara Lunsford property and the property of Joe Ray Lunsford and Barbara M. Lunsford (see deed at Book 1011, Page 998); thence continuing with the northern line of the aforesaid Joe Lunsford property, North 79° 35' 30" West 111.37 feet an EIP, said EIP being at a corner common with the aforesaid Joe Lunsford property and the property of Nancy L. Watkins (see deed at Book 2050, Page 3541); thence continuing with northern line of the aforesaid Watkins property, North 80° 05' 06" West 181.83 feet to an EIP, said EIP being at a corner common with the aforesaid Watkins property and the property of Phillip W. Martin (see deed at Book 2360, Page 1121); thence continuing with the eastern line of the aforesaid Watkins property, North 12° 30' 51" West 856.31 feet to a Stone Found, said Stone Found being at a corner common with the aforesaid Martin property and the property of Wanda M. Scott (see deed at Book 2360, Page 1124); thence continuing South 44° 40' 30" East 833.61 feet to an EIP; thence continuing South 07° 47' 00" East 327.71 feet to the point and place of BEGINNING, containing 5.97 acres, more or less, per an unrecorded survey performed for Timothy W. Welborn and wife, Christi F. Welborn on 8/25/08 by Beeson Engineering, Inc. and being Job Number 08100.050.

**TRACTII**

Beginning at an iron rebar set in the southern Right-of-Way line of Belews Creek Road, common corner to Nancy Watkins (DB 2050, PG 3541); Thence continuing along the southern Right-of-Way line of Belews Creek Road N 36° 31' 09" East 584.35 feet to an iron rebar set, common corner to Tract "B"; Thence leaving the Right-of- Way line of Belews Creek Road along the common line of Tract "B" S 47° 00' 10" E 720.93 feet to a Planted Stone; Thence leaving the line common to Tract "B" following the common line of Ricky Darrell Lasley (DB 1780, PG 3749) S 10° 14' 26" E 850.01 feet to a 3/4" Iron Pipe near the bank of a small creek (passing a 20" marked poplar at 280' +/-); Thence leaving the common line of Lasley and following the common line of Nancy L. Watkins (DB 2050, PG 3541) N 78° 14' 44" W 666.71 feet to a Planted Stone; Thence continuing along the common line of Watkins N 27° 19' 33" W 813.44 feet to the point of Beginning, Containing 18.00 acres +/-.

The subject property is the same as that property described in Deed Book 2931, Page 1458, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6868-87-7871 on the Forsyth County Tax Maps.