

2025007116 00133FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$76.00

PRESENTED & RECORDED

03/06/2025 02:53:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3851**PG: 3418 - 3420****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$76.00**

Parcel Identifier No.: 6829-07-5925.000

Mail after recording to: Jimmy McMillon and Ella Bowen Holt, 6630 Baker Street, Rural Hall, NC 27045

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins Law, 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 from the Index:

Title Policy: Barristers Title Services, a Division of Fidelity National Title Company, LLC BA25066533R

THIS DEED made this 28 day of February, 2025, by and between**GRANTOR**

Leslie Mitchell and spouse, Linda B. Mitchell

GRANTEE

Jimmy McMillon and spouse, Ella Bowen Holt

Property Address:

0 Baker Street

Rural Hall, NC 27045

Mailing Address:

6630 Baker Street

Rural Hall, NC 27045

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 , City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part HereofThe property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3348, Page 797, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 166, and referenced within this instrument.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Any easements, restrictions or rights of way of record.
2025 *ad valorem* taxes.**

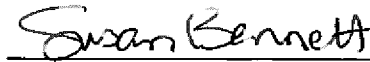
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Leslie Mitchell


Linda B. Mitchell

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Susan Bennett, Notary Public, do hereby certify that Leslie Mitchell and Linda B. Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 20th day of February 2025.


Official Signature of Notary
Printed or typed name of Notary Susan Bennett

My Commission Expires: August 3, 2025

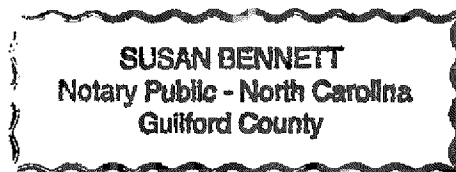


Exhibit "A"

BEGINNING at an existing iron pipe located in the southern right-of-way of Baker Street, said point being a common corner of Jimmie McMillon, now or formerly, (Deed Book 1996, Page 1852, Forsyth County) and Leslie R. Mitchell (Deed Book 3348, Page 797, Forsyth County) now or formerly, thence proceeding along the common boundary line of McMillon and the property herein described, South 89 degrees 26 minutes 40 seconds West 938.94 feet to a new iron rod, said point being located in the right-of-way of Southern Railway, a common corner with McMillon, Mitchell and Southern Railway, thence North 04 degrees 15 minutes 21 seconds West 105.95 feet to a point in the right-of-way of Southern Railway, a common corner with NC DOT (Deed Book 3747, Page 1963, Forsyth County) now or formerly, thence a turn to the right and proceeding along the common boundary line of NC DOT and the property herein described the following four (4) courses: (1) North 89 degrees 58 minutes 20 seconds East 79.10 feet to a point; (2) North 73 degrees 28 minutes 05 seconds East 209.39 feet to a point; (3) thence North 00 degrees 34 minutes 01 seconds East 3.22 feet; (4) North 83 degrees 16 minutes 07 seconds East along a chord with a length of 518.31 feet and a radius of 4050.00 feet to a point; thence a turn the right continuing along the common boundary line of the property described herein and NCDOT South 53 degrees 40 minutes 56 seconds East 68.94 feet to a point; thence a curve to the right, having a chord bearing and distance of South 22 degrees 06 minutes 06 seconds East 42.62 feet, a radius of 568.00 feet to a point, thence South 38 degrees 43 minutes 25 seconds East 78.74 feet to a point; thence a curve to the right, having a chord bearing and distance of South 21 degrees 46 minutes 44 seconds East 84.42 feet and a radius of 513.00 feet to a point, the point and place of BEGINNING, containing 3.492 acres more or less, according to the unrecorded survey entitled "BOUNDARY SURVEY for PINs 6829-08-4197 & 6829-07-2925", prepared by Christopher M. Rohrer, NC PLS L-4743, Land Solutions Project 25100025, dated February 7, 2025.

Parcel # 6829-07-5925.000

3.492 acres

Property Address: 0 Baker St, Rural Hall, NC 27045