

2025013907 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$955.00

PRESENTED & RECORDED
 04/29/2025 09:21:46 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3860
PG: 1999 - 2001

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$955.00

Parcel Identifier No.: 5884-39-4436.000 (Block 4433, Lot 032A)

Mail tax bills to Grantee: 1575 Westland Lane, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr., 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 for the Index: 6.387, Westland Lane

THIS DEED made this 23rd day of April, 2025 by and between,

GRANTOR	GRANTEE
JEREMY SILKSTONE (unmarried)	PHILLIP ANTHONY NEVELS (unmarried)
Mailing Address: 2863 US Highway 21, Thurmond, NC 28683	Mailing Address: 1575 Westland Lane, Clemmons, NC 27012

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 and incorporated herein by reference.

Property Address: 1575 Westland Lane, Clemmons, NC 27012

The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3717, Page 2441, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
 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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

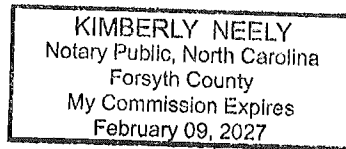
 (SEAL)

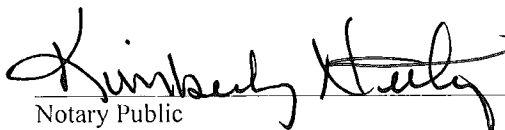
 Jeremy Silkstone

State of North Carolina, County of Forsyth

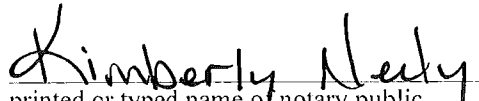
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jeremy Silkstone.**

Date: 4-23-2025





 Notary Public



 printed or typed name of notary public

My Commission Expires: 2-9-27

Exhibit A

BEGINNING at an iron stake located in the northwest corner of the herein-described tract (being the northwest corner of the Jean C. Dempster property as described in Book 1025, Page 401, Forsyth County Registry) same being the northeast corner of the R. Frank Holder property as described in Deed Book 968, Page 378, Forsyth County Registry, same also being located in the southern line of the Ernest P. Parker property as described in Deed Book 944, Page 524, Forsyth County Registry; running thence from the Beginning point along Parker's southern line, crossing a branch, South 82 degrees 51 minutes 55 seconds East 627.45 feet to an iron stake; thence South 37 degrees 46 minutes 55 seconds West 246.82 feet to an iron stake; thence on a new line South 23 degrees 30 minutes 01 seconds West 107.82 feet to an iron stake; thence on a new line South 05 degrees 20 minutes 39 seconds East 115.85 feet to an iron stake; thence South 43 degrees 25 minutes 15 seconds East 131.95 feet to an iron stake; running thence on a new line South 07 degrees 48 minutes 00 seconds West 27.95 feet to a new iron stake; running thence on a new line South 45 degrees 59 minutes 27 seconds East 5.73 feet to a new iron stake; running thence on a new line South 40 degrees 50 minutes 01 seconds West 78.55 feet to a new iron stake; running thence on a new line South 10 degrees 20 minutes 49 seconds West 29.59 feet to a new iron stake located in a northern line of the Hubbard Realty of Winston-Salem, Inc. property as described in Deed Book 1222, Page 466, Forsyth County Registry; running thence with a northern line of said Hubbard Realty property North 86 degrees 16 minutes 40 seconds West 89.66 feet to an iron stake; running thence along an eastern line of said Hubbard Realty property North 51 degrees 36 minutes 42 seconds West 535.88 feet to an iron stake; running thence along an eastern line of the Hubbard Realty property and falling in with the eastern line of the R. Frank Holder property North 05 degrees 38 minutes 09 seconds East 366.45 feet to an iron stake, the point and place of the BEGINNING, containing **6.387 acres**, more or less, and being an eastern portion of the Jean C. Dempster property as described in Deed Book 1025, Page 401, Forsyth County Registry, all as per the survey of Thomas A. Riccio, R.L.S. made June 15, 1987, drawing number 87-064A, and being a portion of Tax Lot 32 of Forsyth County Tax Block 4433.

Together with that perpetual right and easement of ingress, egress, and regress described in that Deed of Easement recorded in Deed Book 854, Page 80, Forsyth County Registry, said easement being appurtenant to and running with the hereinabove described land and same is hereby granted to the grantee and their successors in title forever.

This conveyance is subject to a perpetual right and easement of ingress, egress, and regress over and upon the southwest corner of the hereinabove described property, which easement the grantor has conveyed and granted for the benefit of that property described in Deed Book 1619, Page 96, Forsyth County Registry, and upon which the grantor hereby reserves and retains unto herself and her successors in title forever a perpetual right and easement of ingress, egress, and regress, said easement being appurtenant to and running with the hereinabove described land, and same being more particularly described as follows:

BEGINNING at a new iron stake located in a southern line of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry, same being located in the southwestern corner of the herein described easement, and same being located the following two courses and distances from the southwest corner of Lot 24 (said corner being located in the northern right of way line of Westland land) of Westland, Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, as follows: North 26 degrees 19 minutes 21 seconds East 72.56 feet to an iron stake and North 86 degrees 16 minutes 40 seconds West 120.64 feet to an iron stake (the beginning point); running thence from the Beginning point North 10 degrees 20 minutes 49 seconds East 29.59 feet to an iron stake; running thence North 40 degrees 50 minutes 01 second East 78.55 feet to an iron stake; running thence South 49 degrees 10 minutes 00 seconds East 25.0 feet to a point; running thence South 40 degrees 50 minutes 01 second West 71.74 feet to a point; running thence South 10 degrees 20 minutes 49 seconds West 19.87 feet to a point; running thence North 86 degrees 16 minutes 40 seconds West 25.17 feet to an iron stake, the point and place of the Beginning, all as per the survey of Thomas L. Riccio, R.L.S., made June 15, 1987.

Tax Parcel Number: 5884-39-4436.000 (Block 4433, Lot 032A)

Property Address: 1575 Westland Lane, Clemmons, NC 27012

JK