

**2025014051 00184**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$750.00PRESENTED & RECORDED:
04-29-2025 03:10:56 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3860**
PG: 2954-2956

Excise Tax: \$750.00

Original To:
A. Gregory Schell

Tax Info: PIN 6857-88-8269.00

Mail deed & tax bills to: Grantee(s) @ 2510 Henley Lane, Walkertown, NC 27051

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 3 of the Final Plat for Henley General Contractors, LLC

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 28 day of April, 2025 by and between

GRANTOR	GRANTEE
LARRY WALTER BARTLETT, III and spouse, ASHLEY N. BARTLETT	JAY HUFFSTICKLER and SARAH HUFFSTICKLER, Husband and Wife
Grantor Address: 2338 Turner Road Lexington, NC 27292	Grantee and Property Address: 2510 Henley Lane Walkertown, NC 27051

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3700, Page 1037. A map showing the above described property is recorded in Plat Book 71, Page 53.

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: EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY. 2025 AD VALOREM TAXES.

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

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

 (SEAL)
LARRY WALTER BARTLETT, III

 (SEAL)
ASHLEY N. BARTLETT

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

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 they signed the foregoing document for the purpose stated herein and in the capacity indicated:
LARRY WALTER BARTLETT, III and ASHLEY N. BARTLETT

Date: 4/28/2025

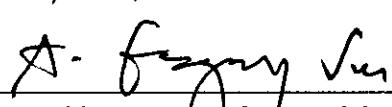

Notary Public Name A. Gregory Schell
My commission expires: 2/18/2029

Exhibit A

Being known and designated as Lot No. 3, containing 2.84 acres, as shown on the final plat for HENLEY GENERAL CONTRACTORS, LLC as recorded in Plat Book 71, Page 53, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with and subject to the 25 foot private access and private utility easement known as Henley Lane as shown on the final plat for HENLEY GENERAL CONTRACTORS, LLC as recorded in Plat Book 71, Page 53, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6857-88-8269.00 (Tax Block 3243, Lot 110C)

Property Address: 2510 Henley Lane, Walkertown, NC 27051

LB
ANB