

2025022188 00215

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$279.00

PRESENTED & RECORDED
 06/27/2025 03:44:17 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3871
PG: 2176 - 2178

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$279

Parcel Identifier No. 6849-67-6042

Mail/Box to: Grantee: 2071 Cold Creek Court; Colfax, NC 27235

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 25 day of June, 2025, by and between

GRANTOR

Steven D. Durham
 and spouse, Sonya L. Durham

100 Woodstaff Road
 Kernersville, NC 27284

GRANTEE

Thomas Scott Pratt
 and spouse, Beth Nichole Chasse Pratt

155 Sheets Trail
 Germanton, NC 27109

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of Germanton, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3821 page 1237.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book page .

Submitted electronically by "Moss Woods 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 easements, covenants, restrictions and rights-of-way of record, if any.

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

Steven D. Durham (SEAL)
Steven D. Durham

Sonya L. Durham (SEAL)
Sonya L. Durham

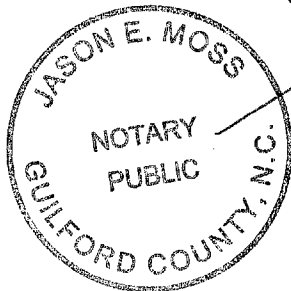
North Carolina

County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Steven D. Durham and Sonya L. Durham personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

6-25-25
Date

My Commission Expires:
7-18-26



[Signature]
Notary Public

EXHIBIT A

Steven D. Durham and wife, Sonya L. Durham
11.184 acres along Sheets Trail
155 Sheets Trail

Property Description:

BEGINNING at a point located in the center of a 60 foot wide easement, said point being located the following courses from a stone in a stump hole marking the southwest corner of Vernon B. Artman, et al (DB 778, PG 249), South 46 degrees 38 minutes 26 seconds West a distance of 252.73 feet; North 14 degrees 15 minutes 15 seconds West a distance of 532.55 feet to the Beginning point, said point also being the southeasternmost corner of Tract 8 as shown on an unrecorded plat prepared by Wayne Horton, RLS, entitled "John Mark Sheets & Laura N. Sheets", thence from said Beginning point with the centerline of the 60 foot wide easement South 14 degrees 15 minutes 15 seconds East a distance of 311.50 feet to a point and being a common corner with Tract 5 of the above referenced plat; thence with the northwest boundary of Tract 5 South 43 degrees 48 minutes 11 seconds West passing over an iron at 35.35 feet and continuing 1109.01 feet for a total distance of 1144.36 feet to an iron; thence North 1 degree 26 minutes 43 seconds East a distance of 978.18 feet to an iron located in the south boundary of Tract 7 of the above referenced plat; thence with the south boundary of Tract 7 North 77 degrees 46 minutes 3 seconds East passing over an iron marking the southwest corner of Tract 8 at 381.17 feet and continuing with the south boundary of Tract 8 325.59 feet for a total distance of 706.76 feet to the point and place of Beginning, containing 11.184 acres, more or less, and being a portion of the property described in DB 1975, PG 533, Forsyth County Registry. The above described property is designated as Tract 6 on an unrecorded plat entitled "Survey for John Mark Sheets and Laura N. Sheets", prepared by K. Wayne Horton, RLS, dated November 21, 1997 and revised February 3, 2000. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

EASEMENT NO. 1: Being a 40 foot wide easement known as Wagoner Mill Road extending from Stafford Mill Road in a southeasterly direction to a 60 foot wide easement and being more particularly described in DB 1656, PG 4128 and DB 1975, PG 543, Forsyth County Registry.

EASEMENT NO. 2: Being a 60 foot wide non-exclusive, perpetual and appurtenant easement for the purpose of ingress, egress, regress and utilities access extending from the southern terminus of the above described 40 foot wide easement to the north boundary of the above described 11.184 acres tract, the centerline of which being more particularly described as follows: Beginning in the northeasternmost corner of Tract 9 of the above referenced plat, thence from said Beginning point South 17 degrees 45 minutes 27 seconds East 69.81 feet to a point; thence South 3 degrees 35 minutes 20 seconds East 337.65 feet to a point; thence South 08 degrees 49 minutes 37 seconds East 745.32 feet to the northeast corner of the above described 11.184 acres tract; thence with the east boundary of said tract South 14 degrees 15 minutes 15 seconds East 311.50 feet to the southeast corner of the above described tract.

This is the same property as described in Book 3810, Page 1296, Forsyth County Registry and is designated as Tax PIN 6849-67-6042.000 (Block 5156, Lot 117E) on the Forsyth County tax maps.

There is conveyed herewith and this property is subject to the easements referenced and/or described in Book 1656, Page 4128; Book 1975, Page 543; Book 2106, Page 2993; Book 2553, Page 3836; Book 2720, Page 85; Book 3784, Page 3264 and Book 3810, Page 1296, Forsyth County Registry.