

2025033595 00034

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$640.00

PRESENTED & RECORDED
09/23/2025 10:34:16 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3886
PG: 951 - 953

Revenue Stamp: \$640.00
Prepared by and
Return E-Record to: *Hugh B. Campbell, III, Esquire, Campbell Law Group, PLLC*
Parcel Identification No(s): 6920-13-0079.000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 22nd day of September, 2025, by and between the following parties:
PEGGY SUE SCHMIDT POTEAT, unmarried widow of Jerry Martin Poteat, Grantor, and
CANDACE CREED and spouse, MARSHALL CREED, Grantee, whose address is:
277 Stoltz Street, Rural Hall, North Carolina 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, 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 ATTACHED EXHIBIT "A"
INCORPORATED HEREIN BY REFERENCE

Property Address: 277 Stoltz Street, Rural Hall, NC 27045

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3510, Page 1017.

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.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple and 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 any exceptions herein stated.

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.

 (SEAL)
PEGGY SUE SCHMIDT POTEAT

To facilitate the accurate appraisal of real property for taxation, N.C.G.S. §105-317.2 now requires the Grantor to state whether the property includes ~~the~~ primary residence of the Grantor. This is to certify that the property described above ☒ does or ☐ does not contain my primary residence.

STATE OF NORTH CAROLINA
COUNTY OF SURRY

||

I, Hugh B. Campbell, III, a Notary Public for said County and State, do hereby certify that PEGGY SUE SCHMIDT POTEAT did personally appear before me and acknowledge the execution of the foregoing instrument. Witness my hand and notarial seal, this the 22nd day of September, 2025.


Notary Public

My Commission Expires:
02-24-2027

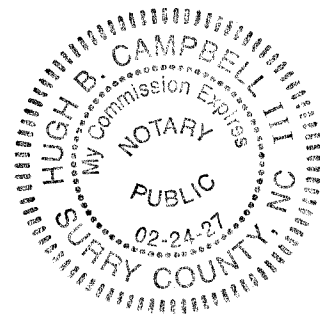


EXHIBIT "A"

LEGAL DESCRIPTION

BRIEF DESCRIPTION FOR IDENTIFICATION PURPOSES

<i>REID</i>	6920130079000
<i>PIN #</i>	6920-13-0079
<i>Location Address</i>	277 Stoltz ST
<i>Property Description</i>	LO:302 BL:4935
<i>Property Owner</i>	POTEAT, JERRY MARTIN;POTEAT, PEGGY SUE SCHMIDT
<i>Owner's Mailing Address</i>	277 STOLTZ ST RURAL HALL NC 27045

PROPERTY DESCRIPTION

BEING ALL OF THAT TRACT OF LAND LOCATED IN BETHANIA TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AS DESCRIBED IN DEED BOOK 995, PAGE 302, FORSYTH COUNTY REGISTRY, CONTAINING 4.61 ACRES MORE OR LESS, AND SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN PAYNES' LINE (THE OLD MOSER HOMEPLACE), SAID STAKE BEING 210.5 FEET SOUTH 86 DEGREES 15' EAST FROM THE EAST MARGIN OF U.S. HIGHWAY #52, AND RUNS WITH THE PAYNE LINE SOUTH 86 DEGREES 15' EAST 676.5 FEET TO A STAKE IN THE WEST MARGIN OF A ROAD, THENCE WITH THE WEST MARGIN OF A ROAD SOUTH 2 DEGREES 00' WEST 360 FEET TO A STAKE; THENCE NORTH 88 DEGREES WEST 570.7 FEET TO A STAKE IN THE EAST LINE OF LOT NO. 45; THENCE WITH THE EAST MARGIN OF LOT NO. 45 THROUGH 56 INCLUSIVE, A TOTAL DISTANCE OF 407.6 FEET BEING A POINT NORTH 13 DEGREES 05' WEST TO THE POINT OF BEGINNING, SAVE AND EXCEPT THAT PARCEL OF LAND PREVIOUSLY SOLD TO WILLIAM A. KIGER AND WIFE BY DEED DATED APRIL 2, 1969 AND RECORDED IN DEED BOOK 982, PAGE 360 IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH ANY PROPERTY OWNED BY THE GRANTORS THAT IS DESCRIBED IN DEED BOOK 825, PAGE 432 AND IN DEED BOOK 953, PAGE 448, FORSYTH COUNTY REGISTRY MAT IS NOT OTHERWISE SET FORTH AND CONTAINED WITHIN THE HEREINABOVE DESCRIPTION WHICH IS INTENDED TO CONTAIN ALL OF THE PROPERTY CONVEYED TO THE GRANTORS IN THOSE DEEDS SO REFERENCED AND INFORMALLY KNOWN AS TAX LOT 302 AND TAX LOT 301 OF FORSYTH COUNTY TAX BLOCK 4935, AS SHOWN ON THE MAPS OF THE FORSYTH COUNTY TAX SUPERVISOR.

BEING THE SAME PROPERTY AS CONVEYED FROM JOHN W. ATKINS AND WIFE, CAROL H. ATKINS TO PEGGY SCHMIDT EDWARDS BY DEED DATED JANUARY 29, 2016 AND RECORDED FEBRUARY 2, 2016 IN BOOK RE 3270, PAGE 703 IN FORSYTH COUNTY, NORTH CAROLINA.