

2021030299 00110

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$350.00

PRESENTED & RECORDED

06/08/2021 12:59:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3616

PG: 127 - 129

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$350.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6819-59-9543.000

Mail after recording to: GRANTEE: 710 Hallmark Drive, Rural Hall, NC 27045

This instrument was prepared by: CHANDLER & SCHIFFMAN, PA

THIS DEED made this 7th day of June, 2021 by and between

GRANTOR

Jesse Daniel Stidham and wife, Daziah Lee Richard Stidham

336 Atkins Lane, Mount Airy, NC 27030

GRANTEE

Larry Kennedy, Jr. and spouse, Debra A. Kennedy

710 Hallmark Drive, 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 and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Chandler & Schiffman, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3508 Page 2942, Forsyth County Registry.

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

The above described property does does not include the primary residence of the Grantor.

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:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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 officer(s), the day and year first above written.

Jesse Daniel Stidham (SEAL)
Jesse Daniel Stidham

Daziah Lee Richard Stidham (SEAL)
Daziah Lee Richard Stidham

Randolph

NORTH CAROLINA ~~GUILFORD~~ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jesse Daniel Stidham and wife, Daziah Lee Richard Stidham

Witness my hand and official stamp or seal, this the 8 day of June, 2021.

My Commission Expires: Feb 1, 2024

Hannah J Holleman
Notary Public

Print Notary Name: Hannah J Holleman

Hannah J Holleman
NOTARY PUBLIC
Randolph County, NC
My Commission Expires February 01, 2026

EXHIBIT A

BEGINNING AT A POINT IN THE SOUTH LINE OF HALLMARK DRIVE, SAID POINT BEING ON A BEARING OF SOUTH 89° 44' WEST, A DISTANCE OF 132.50 FEET FROM THE POINT WHERE THE SOUTH LINE OF HALLMARK DRIVE INTERSECTS THE WEST LINE OF N. C. HIGHWAY # 65; RUNNING THENCE SOUTH 00° 16' EAST A DISTANCE OF 200 FEET TO A POINT IN J. L. SHROPSHIRE'S LINE; THENCE WITH SHROPSHIRE'S LINE SOUTH 89° 44' WEST 110 FEET TO A POINT; THENCE NORTH 00° 18' WEST 200 FEET TO A POINT IN THE SOUTH LINE OF HALLMARK DRIVE; THENCE ALONG HALLMARK DRIVE NORTH 89° 44' EAST 110 FEET TO THE BEGINNING. BEING LOT NUMBER 2 OF DRIFTWOOD ESTATES, A DEVELOPMENT OWNED BY THOMAS W. LEWIS AND W. DARLE SHOUSE, SAID LOT NUMBER 2 BEING SHOWN ON A MAP RECORDED IN PLAT BOOK 22, PAGE 52, FORSYTH COUNTY REGISTRY. AND AN 11,000 SQUARE FOOT PORTION OF THE J. L. SHROPSHIRE PROPERTY, RECORDED IN DEED BOOK 479, PAGE 267, IN BETHANIA TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, SAID TRACT: OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, THE SOUTHWEST CORNER OF LOT NO. 2 (TWO) OF DRIFTWOOD ESTATES RECORDED IN PLAT BOOK 22, PAGE 52, RUNNING THENCE WITH THE SOUTHERN LINE OF LOT NO. 2 NORTH 89° 44' EAST 110.0 FEET TO A POINT, THE SOUTHEAST CORNER OF LOT NO. 21 RUNNING THENCE WITH THREE (3) NEW LINES ACROSS THE J. L. SHROPSHIRE PROPERTY SOUTH 00° 16' EAST 100.00 FEET TO A POINT, THENCE SOUTH 89° 44' WEST 110.00 FEET TO A POINT; THENCE NORTH 00° 16' WEST 100.00 FEET. TO THE POINT AND PLACE OF BEGINNING. CONTAINING 11,000 SQUARE FEET, MORE OR LESS. SAVE AND EXCEPT THAT PORTION CONVEYED OUT IN BOOK 3421, PAGE 3179, FORSYTH COUNTY REGISTRY.