

2023008651 00060

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

03/20/2023 11:17:35 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3745

PG: 387 - 388

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$ <u>NTC</u>
Parcel ID:	6873-52-8606.000 (formerly a Portion of 6873-62-4674.000)
Mail/Box to:	William G. Burgin, III, Tuggle Duggins P.A. PO Box 2888, Greensboro, NC 27402-2888
Prepared by:	William G. Burgin, III (w/out title examination)
Brief description for the Index:	

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 15th day of March, 2023, by and between:

GRANTOR	GRANTEE
TIMOTHY J. WEAVID and wife, TAMMIE F. WEAVID 4685 High Point Rd. Kernersville NC 27284	TERRY EUGENE SMITH 173 Valleyview Drive Lexington, NC 27295

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING all of 1.90 acres, more or less, per that certain plat entitled "Plat for Timothy J. Weavil" recorded in Plat Book 76, page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2994 page 3478 (Tract 5).

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 76 page 89.

Page 1 of 2

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021

Printed by Agreement with the NC Bar Association

1656121v1

BT:909188v2

submitted electronically by "Blanco Tackabery & Matamoros, 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.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Restrictions, easements, rights of way of record, if any, and ad valorem taxes for the current year.

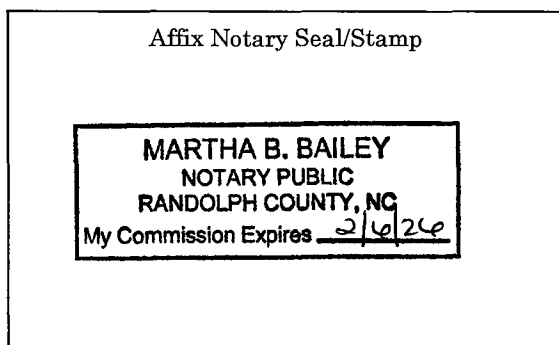
Grantor acknowledges and agrees that Grantor has no right of access over the Property to Grantor's remaining portion of the tax parcel, or any other property owned by Grantor. Grantor acknowledges that it has alternative means of access to any adjoining or nearby property owned by Grantor, and Grantor release and conveys any and all rights, if any, to any drives existing over the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Timothy J. Weavil
Timothy J. Weavil
Tammie F. Weavil
Tammie F. Weavil

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I Martha B. Bailey, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of March, 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Timothy J. Weavil and wife, Tammie F. Weavil.



Martha B. Bailey
Notary Public (Official Signature)
My commission expires: 2/6/2024