

2023008652 00061

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: 389 - 392

NORTH CAROLINA SPECIAL WARRANTY DEED**Excise Stamps: NTC**

Tax Lot No. _____ Par ID/PIN: a portion of 6878-53-1477
 Verified by _____ County on the _____ day of _____, 20____
 by _____

This instrument was prepared by: Amy C. Lanning
 Mail after recording to: Grantee

Brief Description for the Index:

1.9 acres

This DEED is made this 15th day of March, 2023, by and between:

GRANTOR	GRANTEE
<p>TERRY EUGENE SMITH AND WIFE CAROLYN K. SMITH</p> <p>173 Valleyview Drive Lexington, NC 27295</p>	<p>TIMOTHY J. WEAVIL AND WIFE, TAMMIE F. WEAVIL</p> <p>4685 High Point Road Kernersville, NC 27284</p>

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 good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, Grantor has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all of its interest in that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

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.

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.

None of the Property includes the primary residence of Grantor.

THE GRANTOR covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, but no further, other than the following exceptions:

Covenants, conditions, restrictions, easements and rights of way of record in the chain of title and ad valorem taxes for the year 2023 and subsequent years.

There shall be no means of access for Grantee or their successors and assigns over the remaining portion of the tax parcel owned by Grantor.

[SEPARATE SIGNATURE PAGE FOLLOWS]

**SEPARATE SIGNATURE PAGE
NORTH CAROLINA SPECIAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

Terry Eugene Smith
Terry Eugene Smith

Carolyn K. Smith
Carolyn K. Smith

STATE OF North Carolina
COUNTY OF Forseyth

I, Haley M. Cooper, a Notary Public for said County and State, do hereby certify that Terry Eugene Smith and wife, Carolyn K. Smith, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal, this the 16th day of March 2023.

Haley M. Cooper
Haley M. Cooper Notary Public

My Commission Expires: 04/16/2024

[NOTARIAL SEAL/STAMP]

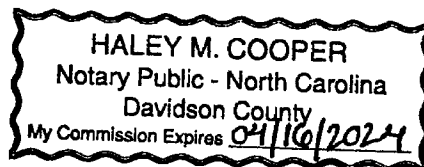


Exhibit "A"
(Description of Real Property)

BEGINNING at an existing iron rod on the southern right of way line of the ramp from High Point Road to East Bound I-74, said existing iron rod being the common corner of the Terry Eugene Smith property described in Deed Book 1915, Page 2378, Tract 3 of the Forsyth County Registry and the property of Smith and Jennings Properties, LLC, described as Tract 1 of Deed Book 3624, Page 273, of the Forsyth County Registry;

THENCE, with the right of way line, the following three (3) calls: 1) N79°36'35"E, 55.60 feet to a Monument, 2) on a curve to the right having a length of 270.01 feet, a radius of 2714.79 feet and a chord of N83°44'06"E, 269.90 feet to an existing iron pipe; and 3) continuing the curve to the right, a length of 76.03 feet, a radius of 2714.79 feet and a chord of N87°23'12"E, 76.02 feet to an iron rod set;

THENCE, a new line through the property of Terry Eugene Smith, S00°03'27"E, 153.03 feet to a 40 inch Poplar, a corner of Terry Eugene Smith and Smith and Jennings Properties, LLC, described as Tract 2 of Deed Book 3624, Page 273, of the Forsyth County Registry,

THENCE, with Smith and Jennings Properties, LLC, Tract 2, the following four (4) calls: 1) N87°06'42"W, 79.06 feet to an existing iron pipe, 2) N87°06'42"W, 53.93 feet to an existing iron rod, 3) S70°57'13"W, 444.85 feet to a tall existing iron pipe and 4) N20°20'31"W, 50.42 feet to an existing iron pipe, a corner with Smith and Jennings Properties, LLC, Tract 1;

THENCE, with Smith and Jennings Properties, LLC, Tract 1, the following three (3) calls: 1) N20°16'8"W, 49.91 feet to an existing iron pipe, 2) N71°07'07"E, 199.23 feet to a stone and 3) N00°20'53"E, 89.98 feet to the POINT OF BEGINNING;

Said portion of the Terry Eugene Smith property (now or formerly) having an area of 1.900 acres, more or less.

Being a portion of Tax Parcel 6873-53-1477.000.