

2021032681 00197

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

\$280.00

PRESENTED & RECORDED

06/18/2021 03:34:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3618

PG: 4336 - 4340

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier No. 6910-96-9466.000 Verified by _____ County on the ____ Day of _____, 20__

Mail/Box to: **Grantee:** 350 Academy St, Rural Hall, NC 27045

This Instrument Prepared By: Elizabeth M. O'Neal, Atty. At Law

Brief description of the Index: 1408 William Fowler Road, King, NC 27021

This Deed made this 18th day of June, 2021, by

GRANTORS

LARRY W. BROWN, and

RANDY D. BROWN, Trustees

Under the Last Will and Testament of

LILA H. BROWN (20 E 2214) And

LARRY W. BROWN, divorced and

RANDY D. BROWN and wife,

RENA BROWN

GRANTEE

ANGELA LEWIS HILL

(Legally Separated)

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

SEE ATTACHMENT A

The property herein above described was acquired by Grantors by instrument recorded in Book 3073, Page 2155 **Forsyth** County Register of Deeds.

A map showing the above described property is recorded in Plat Book ____, Page ____.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

In Witness Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.

Larry W. Brown
Larry W. Brown, Trustee

(Seal)

Randy D. Brown

(Seal)

Randy D. Brown, Trustee

State of North Carolina

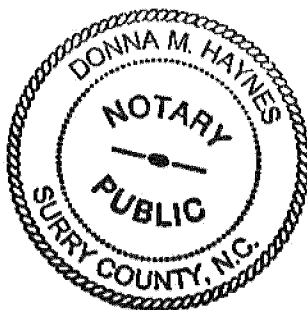
County of Stokes

I, Donna M. Haynes the undersigned Notary Public of the County and State aforesaid, certify that Larry W. Brown and Randy D. Brown, Trustees Under the Last Will and Testament of Lila H. Brown (20 E 2214), personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of June, 2021.

My Commission Expires:

8-04-2021

Donna M. Haynes
Notary Public Qualified in the County &
State of: Surry Co., NC



A map showing the above described property is recorded in Plat Book ____, Page ____.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

In Witness Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.

✓ Larry W. Brown (Seal) _____ (Seal)
Larry W. Brown

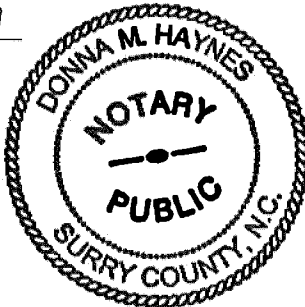
State of North Carolina

County of Stokes

I, Donna M. Haynes the undersigned Notary Public of the County and State aforesaid, certify that Larry W. Brown, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of June, 2021.

My Commission Expires:

8-04-2021



Donna M. Haynes
Notary Public Qualified in the County &
State of: Surry Co., NC

A map showing the above described property is recorded in Plat Book ____, Page ____.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

In Witness Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.



Randy D. Brown

(Seal)



Rena Brown

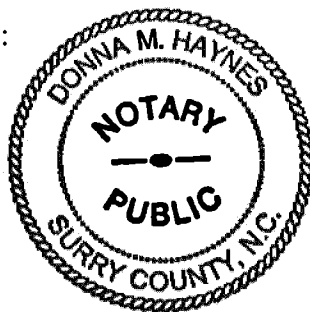
(Seal)

State of NORTH Carolina

County / Parrish of Stokes

I, Donna M. Haynes, the undersigned Notary Public of the County and State aforesaid, certify that Randy D. Brown and wife, Rene Brown, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of June, 2021.

My Commission Expires:
8-04-2021



Donna M. Haynes
Notary Public Qualified in the County &
State of: Surry Co, Nc

ATTACHMENT A

GRANTORS: **LARRY W. BROWN and**
 RANDY D. TROWN, TRUSTEES
 Under the Last Will and Testament of
 Lila H. Brown (20 E 2214)
 And
 LARRY W. BROWN, divorced
 And
 RANDY D. BROWN and wife,
 RENA BROWN

GRANTEE: **ANGELA LEWIS HILL**
 (Legally Separated)

ATTACHMENT TO GENERAL WARRANTY DEED DATED JUNE 18, 2021

Property Address: 350 Academy Street, Rural Hall, NC 27045
Forsyth County Tax Id. Parcel #: 6910-96-9477.000

TRACT 1:

BEING LOTS 45 and 46 as shown on a map of N.D. Bitting and L.W. Bitting Property, and map being recorded in Plat Book 13, Page 20, Forsyth County, North Carolina Registry. Reference is hereby made for a more particular description.

TRACT 2:

BEGINNING at a stake in the southwest margin of Academy Street, said stake being 350 feet northwestwardly from Everett Kiger's line, and runs southwestwardly 197.96 feet to a stake, the east corner of Lot No. 46; thence northwestwardly with the line of said lot and part of Lot No. 45, 75 feet to a stake; thence northeastwardly 197.48 feet to the southwest margin of Academy Street; thence with said street in a southeastwardly direction 75 feet to the point of **Beginning, BEING Lot Nos. 67, 68, and 69 of the N. S. Bitting and L. W. Bitting** Property located in the Town of Rural Hall, North Carolina. For more accurate calls, see blueprint made and recorded by W. F. Tuttle, in Blueprint Book 13, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made.