

BK: R 8754
PG: 193 - 195
RECORDED:
08/14/2023
10:16:00 AM
DEPUTY-GB
BY: KELLY SALO

2023037075
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$166.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$166.00

Parcel Identifier No. 133979

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 1385 Deer Track Ln, Lawsonville, NC 27022

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 3, Forest Oaks Country Club, Sec 15, Block LL, PB 43, PG 48, Guilford County, North Carolina.

THIS DEED made this 2 day of AUGUST, 2023, by and between

GRANTOR	GRANTEE
<p>JOYCE ELIZABETH ALEXANDER and spouse, BARRY GLENN ALEXANDER</p> <p>FORWARDING ADDRESS:</p> <p><u>4705 WHITBY PLACE GREENSBORO, NC 27406</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>DEER TRACK PROPERTIES, LLC, a North Carolina Limited Liability Company</p> <p>PROPERTY ADDRESS:</p> <p><u>4800 EDINBOROUGH ROAD GREENSBORO, NC 27406</u></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 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 situated in GUILFORD County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

Submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Joyce E. Alexander (SEAL)
JOYCE ELIZABETH ALEXANDER
Barry Glenn Alexander (SEAL)
BARRY GLENN ALEXANDER

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **JOYCE ELIZABETH ALEXANDER** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 2 day of August, 2023.

(SEAL)

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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David Cummings Notary Public
My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **BARRY GLENN ALEXANDER** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 2 day of August, 2023.

(SEAL)

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
--

David Cummings Notary Public
My Commission Expires: 07/28/2027

Approved by the Board of Commissioners of Guilford County, N. C. on the 23rd day of July 1964. Attest that the plat is registered in the office of the Register of Deeds of Guilford County, N. C. within thirty days from date of this approval.

Signed: Carl S. Hargrove (Seal)
Chairman

Recorded in The Office of Register of Deeds,
this day of _____ at _____ o'clock, P.M.

Register of Deeds

"I, Thomas L. Lawson, certify that this map was (drawn by me) (drawn under my supervision) (on actual survey made under my supervision) from (an actual survey made by me) (read description recorded in Book 2214, Page 582, Book _____, Page _____) (other); that the error of closure as calculated by latitudes and departures is: 1.1000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____; that this map was prepared in accordance with G. S. 67-29 as amended. Witness my hand and seal this 24th day of July, A.D. 1964."

Signed: Thomas L. Lawson
Licensed Engineer or Registered Surveyor

Subscribed and sworn to before me, this _____ day of July, 1964.

Notary Public
Notary Public

360 Commission expires _____

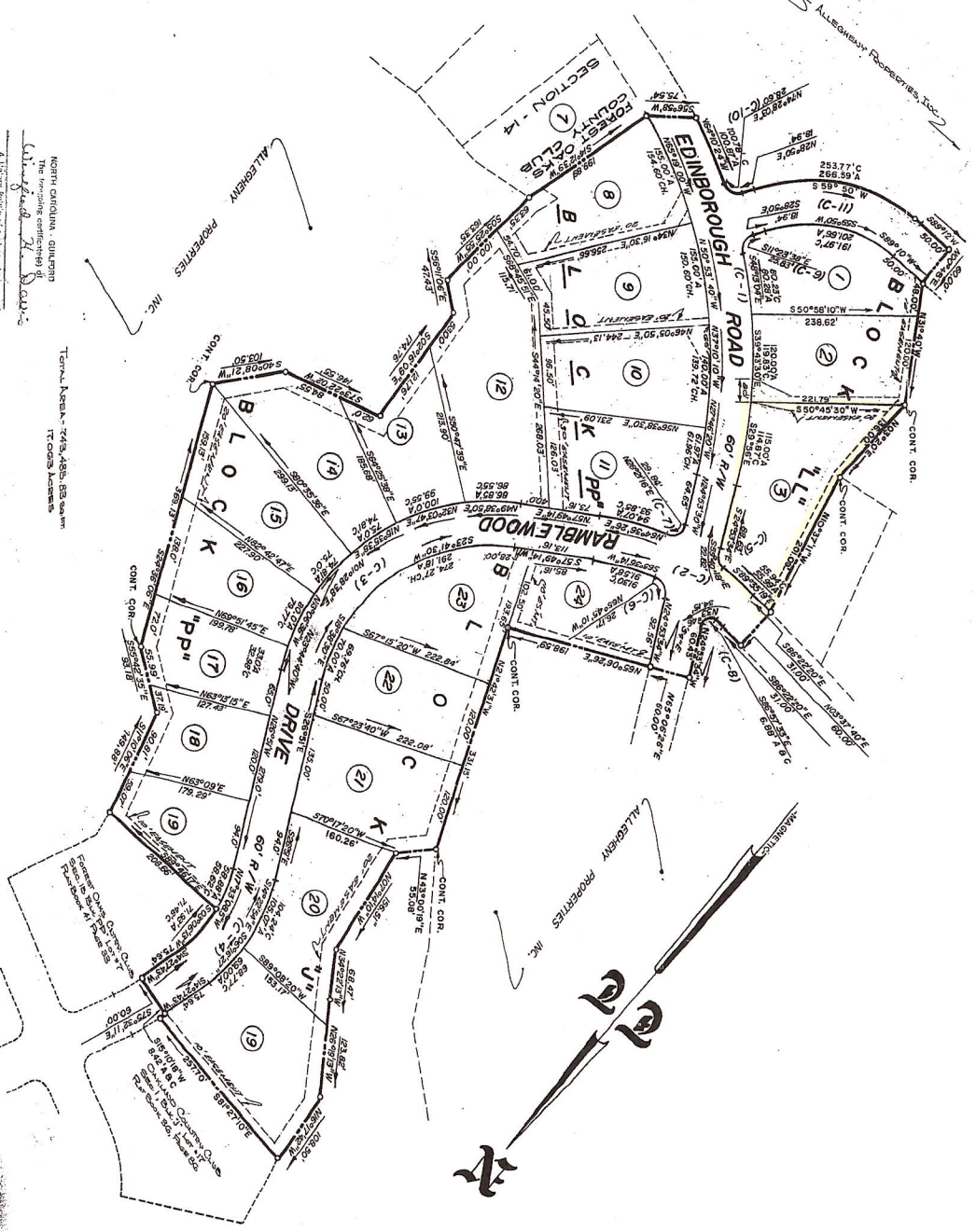
NORTH CAROLINA
GUILFORD COUNTY
The foregoing certificate of _____ is due a Notary Public of Guilford County, if in due form and correct. Let the said plat and certificate be recorded.

_____ Clerk of Superior Court

"The undersigned hereby acknowledge(s) that the final shown on this plat is within the subdivisions-portion-portion of the Board of Commissioners of Guilford County and this plat and information to be drawn thereon and that and hereby dedicate(s) to public use as roads, streets, and easements, for _____ as shown or indicated on said plat."

Signed: Carl S. Hargrove
Chairman

NORTH CAROLINA - GUILFORD COUNTY
The meeting establishment of _____
A true and correct copy of this map is _____
MADE STATEMENT, Register of Deeds
_____ Deputy, Register of Deeds



CURVE	A	T	R	L	B	C	A
6-C-1	48° 49' 46"	300.00'	645.66'	361.70'			
6-C-2	39° 48' 28"	116.53'	367.08'	226.41'			
6-C-3	64° 40' 14"	230.00'	274.41'	403.92'			
6-C-4	4° 18' 43"	73.70'	211.46'	152.44'			
C-5	69° 33' 28"	13.69'	20.00'	24.28'			
C-6	61° 43' 12"	17.31'	20.00'	24.28'			
C-7	69° 29' 50"	18.98'	20.00'	24.28'			
C-8	17° 20' 51"	32.98'	20.00'	24.28'			
C-9	60° 27' 15"	16.92'	20.00'	24.28'			
C-10	91° 16' 02"	20.46'	31.06'	17.923' 34.72'			
6-C-11	65° 00' 00"	130.00'	216.56'	234.12'			

SECTION 15
FOREST OAKS COUNTRY CLUB
FORESTRY TRWP, GUILFORD CO., NORTH CAROLINA
OWNER: ALLEGHENY PROPERTIES, INC.

SCALE: 1" = 100'

FEBRUARY, 1969

TRULOVE ENGINEERS, INC.
117 NORTH MAIN STREET
NORTH CAROLINA