

1242
0005

FILED
DAVIE COUNTY NC
KELLY C. FUNDERBURK
REGISTER OF DEEDS
FILED Feb 20, 2023
AT 09:20 am
BOOK 01242
START PAGE 0005
END PAGE 0007
INSTRUMENT # 00753
EXCISE TAX \$170.00

Excise Tax: \$170.00

Recording Information

Drafted by: Tamara A. Fleming, Attorney at Law, 284 S. Main St., Mocksville, NC 27028
Mail to: Grantees 106 N. Salisbury St., Mocksville, NC 27028
Property Address: 1686 County Home Rd., Mocksville, NC 27028
Tax Map: J-3, Pcl 44

WARRANTY DEED

THIS DEED made this 20 day of February, 2023, by and between, **Barry W. Grubb (Divorced) (Grantor Address: 106 N. Salisbury St., Mocksville, NC 27028)** hereinafter referred to as the GRANTORS, to **Ronald L. Townsend (Grantee Address: 106 N. Salisbury St., Mocksville, NC 27028)** hereinafter referred to as the GRANTEES;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple all of land situated (the "property") in Mocksville Township, Davie County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:

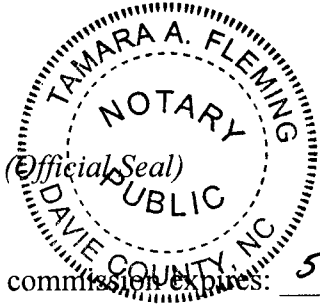
 (SEAL)
Barry W. Grubb

STATE OF NC COUNTY OF DAVIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Barry W. Grubb

This 20 day of February, 2023.



My commission expires: 5.25.2025



Official Signature of Notary Public

Tamara A. Fleming
Notary's printed or typed name, Notary Public

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EXHIBIT A

BEGINNING at an iron stake at the side of County Home Road, a corner of the J.S. Green Estate and the Southeast corner of this tract, runs North 20 degrees West 3.30 chains to an iron stake in the line of Glenn Hammer; thence with Glenn Hammer's line North 88 degrees West 1.10 chains to an iron stake; thence with the line of the Green Store Lot South 20 degrees East 3.30 chains to an iron stake at the side of County Home Road; thence with the side of County Home Road South 88 degrees East 1.10 chains to the beginning, the above described lot being a portion of the Green Store lot.

For back title see Deed Book 52 at Page 103, Davie County Registry.

BEING a .78 acre tract of land located approximately 2.5 miles West of the Town of Mocksville, North Carolina, on the County Home Road, N.C. #1140 in Mocksville Township, Davie County, North Carolina, formerly a part of Tract No. 2 of the J.S. Green lands and being more particularly described as follows:

BEGINNING at an iron pipe in the line of Glenn L. Hammer and wife, Louise G. Hammer, a corner for Carl S. Green and wife, runs thence with the Green line South 2 degrees 10 minutes East 209.2 feet passed an iron stake in the right of way of County Home Road; N.C. #1140 to the center of said N.C. #1140, thence with the center of said N.C. #1140 South 87 degrees 50 minutes West 131.1 feet to a point in the center of said N.C. #1140; thence North 17 degrees 40 minutes West, 218.2 feet to an iron pipe; a corner for Glenn L. Hammer and wife, Louise G. Hammer; thence with the Hammer line North 87 degrees 50 minutes East 194 feet to the BEGINNING, as surveyed by J.C. Comer, Davie County Surveyor, on November 27, 1967.

SUBJECT TO easements and restrictions of record.

FOR BAC TITLE, see DB 1225, PG 422, Davie County Registry. See also Tax Map J-3, Parcel 44, located in Mocksville Township, Davie County, North Carolina.

PROPERTY ADDRESS: 1686 County Home Rd, Mocksville, NC 27028

TE/TAF
Townsend, Ronald L.