BK 1948 PG 51 - 53 (3) DOC# 727922
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Fee: $26.00 Tax: $400.00
Surry County, North Carolina
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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $400.00 PIN: 595600456100 & 595601455016

Mail after recording to: Jeffrey and Debra Hudspeth, See Address Below

This instrument was prepared by: Hampton Law, PLLC – P.O. Box 380, Yadkinville, NC 27055

Brief Description from the Index:

THIS DEED made this 23 day of September, 2025, by and between

GRANTOR	GRANTEE
Howard Craig Tharpe 8181 Reynolda Road Pfafftown, NC 27040	**Jeffrey Hudspeth and Debra Hudspeth, a married couple** 121 Meadowlark Lane Ronda, NC 28670

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 Pilot Township, Surry County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is not the primary residence of the Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 1941, Page 1, Surry County Registry.

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

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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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to covenants, easements, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

_____(SEAL)
Howard Craig Tharpe

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

I, Christopher R. Hampton, Notary Public, do hereby certify that **Howard Craig Tharpe** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 23 day of September, 2025.

_____
Official Signature of Notary

Christopher R. Hampton
Printed or typed name of Notary

Christopher R. Hampton
Notary Public
Yadkin County
North Carolina
My Commission Expires 11/23/2026

My Commission Expires: 11-23-2026

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Exhibit "A"

TRACT ONE:

"BEGINNING at a pk nail on the East edge of a Bridge on Dodson Mill Road, said nail also being the Southwest corner of the property described in Deed Book 361 at Page 470 and Deed Book 508 at Page 919, and said nail also being in the right of way of Dobson Mill Road, from said beginning point South 58 deg. 05' 03" West 30.0 feet to a point in the center of Toms Creek on the right of way of Dobson Mill Road; thence in the right of way of Dobson Mill Road South 51 deg. 48' West a chord distance of 288.40 feet to an iron, said iron being the Southeast corner of the property as described in Deed Book 397 at Page 1275; thence on the East line of property described in Book 397 at Page 1275 North 46 deg. 54' West 538.14 feet to an iron in a branch, said iron also being South 59 deg. 32' 50" West 370.25 feet to the centerline of the Southern Railroad; thence with the Southern line of Lot No. 1 as shown on the Plat of Little Water Falls as shown on Plat Book 8 at Page 11, Surry County Registry, North 59 deg. 32' 50" East and crossing an iron, a total of 315.00 feet to an iron; thence along the West line of property described in Book 361 at Page 470 and Book 508 at Page 919 South 48 deg. 16' 07" East 500.48 feet to the point and place of Beginning, and containing 3.652 acres more or less as shown on a Map for Allen L. Cornelius and wife, Peggy as prepared by Daniel W. Donathan, RLS, dated October 2, 1993."

TRACT TWO:

"BEGINNING at an iron pipe in a creek which marks the Northwest corner of the property of Allen L. Cornelius and wife, Peggy Cornelius described in Deed Book 543, page 1780 and marks the Northeast corner of the property of Tim George and wife, Ginger George described in Book 397, page 1275, Surry County Registry; from said beginning point in a Southerly direction along the centerline of said creek as it meanders approximately 400 feet to the centerline of Toms Creek; thence along the centerline of Toms Creek in a Northeasterly direction approximately 200 feet to a point in the line which marks the boundary on the Southwest side of the Cornelius property described in 543, page 1780 and the Northeast side of the George property described in Book 397, page 1275, Surry County Registry; thence along said common boundary line between George and Cornelius North 46 deg. 53' 56" West approximately 350 feet to the point and place of beginning."

For further reference see deed from Cornelius Properties, LLC, to Allen L. Cornelius, Sr., and wife, Peggy C. Cornelius, in Book 867, Page 372, Surry County Registry.

Tax Parcel Number: 595600456100 & 595601455016
Property Address: 144 Cliffside Trail, Pilot Mountain, NC 27041