Approved by Stokes County Tax Administration
NCGS 161-31(A) and NCGS 105-303(a2)
KA Date 03/15/2019

BK 0705 PG 0385

FILED ELECTRONICALLY
STOKES COUNTY NC
BRANDON HOOKER
REGISTER OF DEEDS

FILED	Mar 15, 2019
AT	10:21:31 AM
BOOK	00705
START PAGE	0385
END PAGE	0387
INSTRUMENT #	01010
EXCISE TAX	$60.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax $ 60.00 **Recording $ 26.00** Recording Time, Book and Page

Mail after recording to **Grantee**

This instrument was prepared by **Kevin Berger, Attorney**

Brief Description for the index

THIS DEED made the 14 day of **March, 2019 by and between**

Grantor	**Grantee**
CARLTON G. BRAY and wife, ANNA S. BRAY	**NANCY LINTON-HALL and husband, WILLIAM JEFFREY HALL**
Mailing Address: 6064 Fred East Ln Pleasant Garden, NC 27313	Mailing Address: PO Box 64 Pine Hall, NC 27042

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.

The below described property does ( ) does not ( ) include the primary residence of one or more of the Grantor(s).

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 **Stokes County**, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

Submitted electronically by "The Berger Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Stokes County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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 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 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:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**

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

_____(SEAL)
Carlton G. Bray

_____(SEAL)
Anna S. Bray

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I certify that the following person(s) personally appeared before me this day, and I have ( ) examined satisfactory evidence of their identity or ( ) have personal knowledge of identity and each acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Carlton G. Bray and Anna S. Bray**

WITNESS my hand and official seal or stamp, this the 14 day of **March, 2019.**

_____
Notary Public

My Commission Expires: 7/31/20

Kevin Berger
Notary Public
Rockingham County, NC

EXHIBIT "A"

BEGINNING at an iron pin found, a corner between Byron S. Flynt (see Deed Book 162, Page 110) and James R. Pounds (see Deed Book 361, Page 271) in the North property line of the lot herein conveyed, thence leaving the point of beginning S 82 deg. 28' 00" E 428.99 feet to an iron pin found, thence continuing S 82 deg. 28' 00" E 10.00 feet to a point in the centerline of Lynn's Creek, thence along the centerline of Lynn's Creek the following 7 courses and distances: S 04 deg. 29' 15" W 153.58 feet to a point, thence N 67 deg. 09' 00" E 98.76 feet to a point, thence S 28 deg. 03' 25" E 168.86 feet to a point, thence S 61 deg. 53' 00" W 23.12 feet to a point, thence S 13 deg. 01' 05" W 162.17 feet to a point, thence S 29 deg. 22' 50" W 170.95 feet to a point, thence S 35 deg. 50' 45" W 200.15 feet to a point in the centerline of Lynn's Creek, thence leaving the centerline of Lynn's Creek N 70 deg. 57' 45" W 23.12 feet to an iron pin set, thence continuing N 70 deg. 57' 45" W 980.00 feet to an iron pipe set, thence N 02 deg. 22' 45" W 343.30 feet to an iron pipe set, thence N 30 deg. 15' 35" W 225.71 feet to an iron pin set, thence N 12 deg. 25' 30" E 60.00 feet to an iron pin set in the South property line of Byron S. Flynt (see Deed Book 162, Page 110), thence S 82 deg. 28' 00" E 773.98 feet along a line with Byron S. Flynt to an iron pin found, the point of BEGINNING, and containing 18.36 acres, more or less, according to a survey by William S. May, Jr. dated May 22, 2000.

The grantors grant unto the grantee the following 2 rights-of-way:

1. The right-of-way across the property of Byron S. Flynt, said right-of-way recorded in Deed Book 206, Page 453, Stokes County Registry; and

2. A 16' right-of-way which shall be described as follows: BEGINNING at an iron pin found in the centerline of a 16 foot right-of-way where it intersects with the South boundary line of the Byron S. Flynt property (see Deed Book 162, Page 110), thence S 82 deg. 28' 00" E 8.0 feet to an iron pipe set, thence S 12 deg. 25' 30" W 60.00 feet along a line with the 18.36 acre tract to an iron pin set, thence N 80 deg. 04' 00" W 16.00 feet to a point, thence N 12 deg. 26' 45" E 60.00 feet to a point in the South property line of the Byron S. Flynt tract, thence S 82 deg. 28' 00" E 8.0 feet to an iron pin found, the point of BEGINNING, and being a 16 foot right-of-way along a portion of the western boundary line of the lot herein conveyed.

The above described easements shall be non-exclusive and shall be appurtenant to and run with the title to the 18.36 acre tract described above.

The grantors grant unto the grantee the perpetual right and easement of egress, ingress, and regress over and upon said easement as above described for the installation, maintenance, and repair of utilities, including water, electricity, telephone, sewer and cable. (BLF 19-7391)