

Unofficial Document

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03/30/2021 04:15:12 PM

Fee \$26.00 Excise Tax: \$0.00

682558



Surry County North Carolina
W. TODD HARRIS, Register of Deeds

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 595400901395_ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Carl R. Wright No Title Check

Brief description for the Index: 163.98 Acres

THIS DEED made this 17th day of February, 2021, by and between

GRANTOR

GRANTEE

VIRGINIA ANN STONE THOMAS (WIDOW)
101 Gardenwood Ct.
Jamestown, NC 27282-9424

**VIRGINIA S. THOMAS, TRUSTEE OF THE
VIRGINIA S. THOMAS TRUST**
101 Gardenwood Court
Jamestown, NC 27282-9424

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Shoals Township, Surry County, North Carolina and more particularly described as follows:

SEE ATTACHED

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 , Page .

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

(Entity Name)

VIRGINIA ANN STONE THOMAS (WIDOW)

26
4

By: _____

_____(SEAL)

Title:

By: _____

_____(SEAL)

Title:

By: _____

_____(SEAL)

Title:

Guilford County, North Carolina

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 therein and in the capacity indicated:

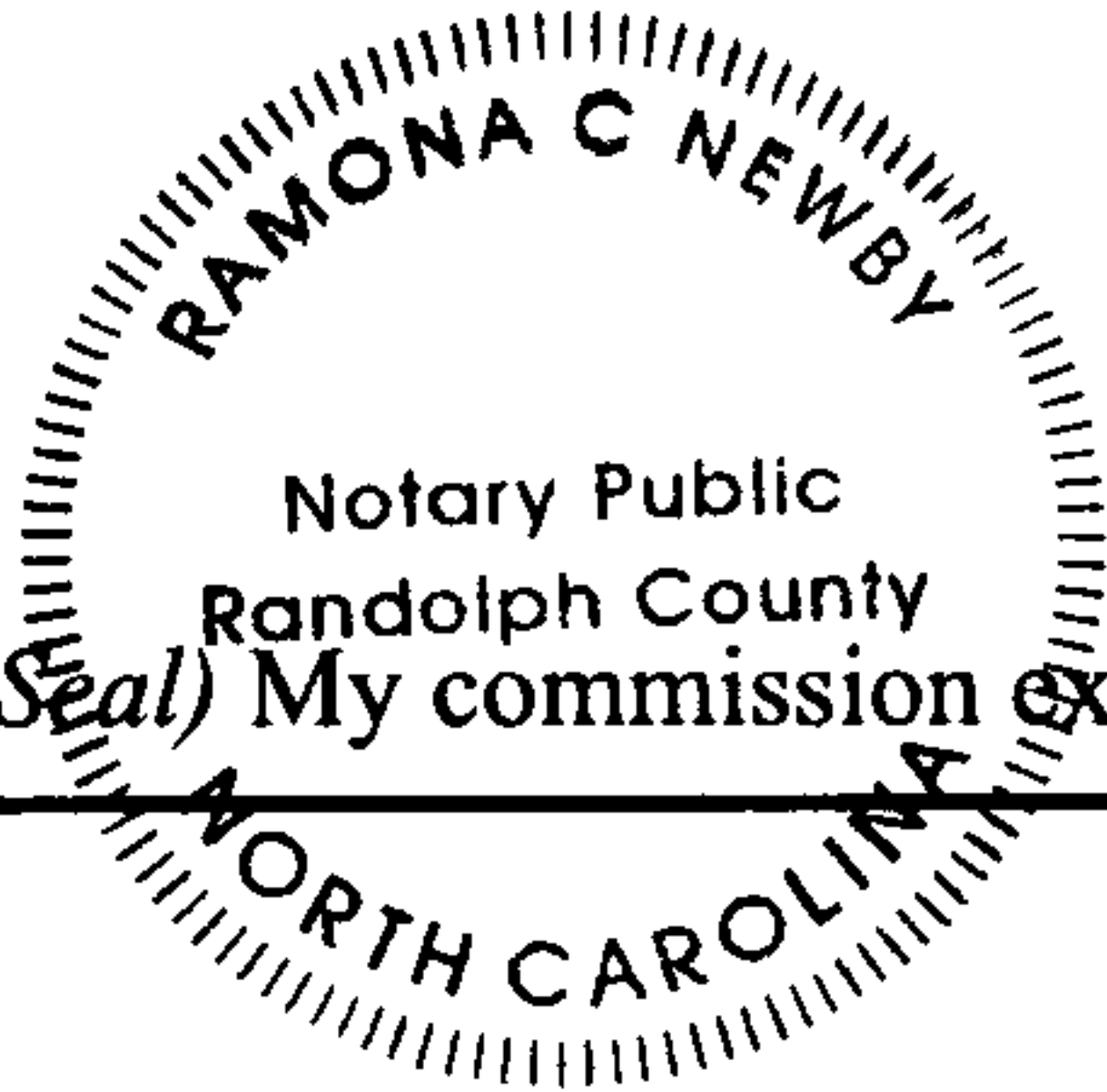
VIRGINIA ANN STONE THOMAS (WIDOW)

Date: 2/17/2021

Ramona C. Newby
Notary Public

RAMONA C. NEWBY
Typed or printed name of Notary

(Official Seal)



My commission expires:

8/8/2024

EXHIBIT "A"

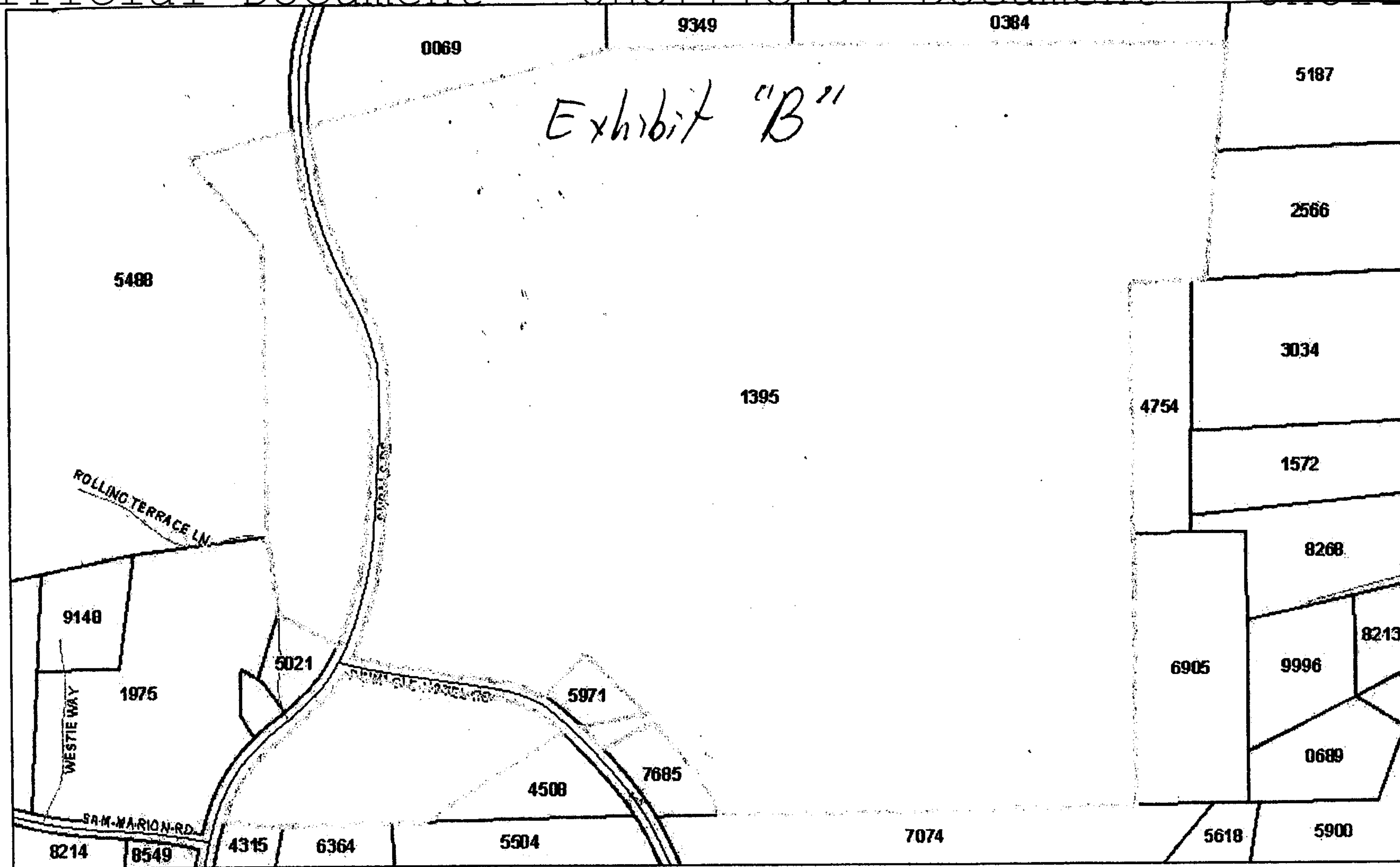
Tract 1. Beginning at a stake on east side of the sand Clay road, near the forks of a road running East 46 ½ chains crossing a branch to a stake over the top of a hill in a field; thence North 19 chains and 83 links to a small Spanish Oak by a large dead Chestnut; thence West crossing a branch 27 chains to a Holly bush in a swamp; thence North seven chains to a small white Oak; thence North 80° West eight chains to a stake in a hollow; thence down the hollow, North 51° West, nine and ½ chains to a stake on east side of sand clay road; thence North 10° West with road two chains 60 links to a stake in the road; thence South 75° West 5.67 chains to the old road; thence southward with the old saw mill road 36 chains and 50 links to the beginning containing 108 acres, more or less.

Reference is had to deed O.N. Swanson to J. W Caudle dated Jan. 1919 and description in said deed is made part hereof. See Deed Book 129, Page 137 and Will of Virginia Swanson Stone, File 69 E 1247 in Forsyth County.

Tract 2: Lying in Shoals township, and containing 70 acres, more or less, and bounded on South by J. W. Caudle, east by lands of J. W. Hix and W. J. Tucker, North by W. T. Allen, West by Joe Fulk and Clay Road, this is a part of the Pilot Mountain land bought by O. N. Swanson and P. R. Nelson and is bounded by the lands sold off of said tract by O. N. Swanson to J. W. Caudle J. W. Tucker and W. T. Allen.

See Deed Book 125, Page 279 and will of Virginia Swanson Stone, File 69 E 1247 in Forsyth County.

This deed is intended to convey all of that property described as tax parcel 595400901395 in Surry County containing 163.98 acres and shown on Exhibit "B" whether described above or not.



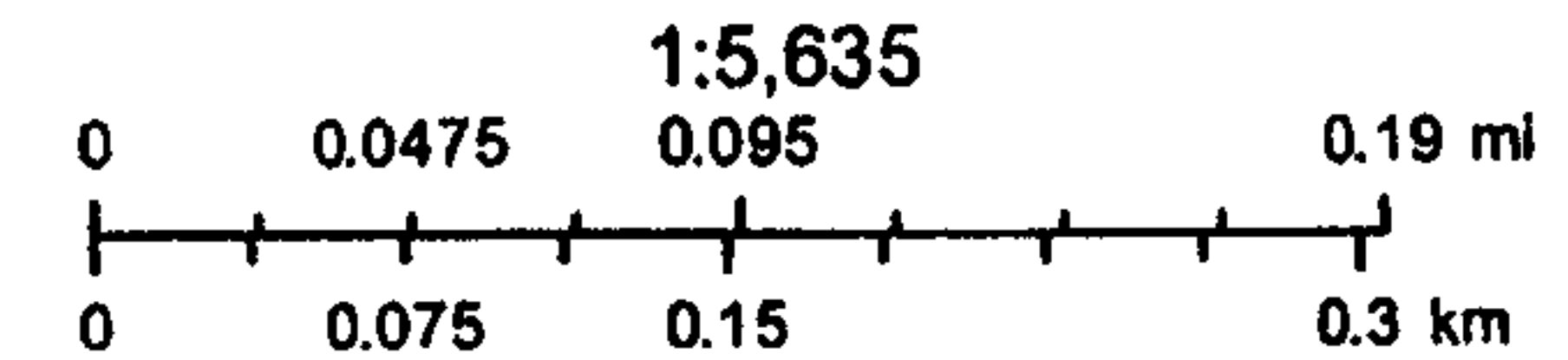
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

October 16, 2020

Surry County

PARCEL ID: 595400901395
 OWNER: THOMAS VIRGINIA STONE
 101 GARDENWOOD CT
 JAMESTOWN, NC 27282-9424
 ADDRESS: 2143 SHOALS RD

ACRES: 163.98 AC
 DEED REF: 00129/0137
 LAND VALUE: \$524,410
 BLDG VALUE: \$48,000
 OBX VALUE: \$1,200
 ASSESSED VALUE: \$115,710



Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.