

**2019008167 00182**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$920.00**PRESENTED & RECORDED:  
03-08-2019 03:28:26 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SYLVIA TILLEY  
DPY**BK: RE 3449****PG: 1398-1401**

Box 144

**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$920.00****Tax Parcel Identification Number: 6816-73-9553.000**

**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 3411 Buena Vista Road, Winston-Salem, NC 27106**Property Address:** 3411 Buena Vista Road, Winston-Salem, NC 27106**Brief description for the Index:** Portion of Lot 16, all of Lots 17, 18 & 19, Englewood, Block GTHIS DEED made this 28 day of February, 2019 by and between**GRANTOR**MARGUERITE PAYNE PEARCE  
and husband,  
CHRISTOPHER C. PEARCE, IV740 Ferngrove Court  
Seneca, SC 29672**GRANTEE**CHRISTOPHER A. LOWDER  
and wife,  
SUZANNE S. LOWDER3411 Buena Vista Road  
Winston-Salem, NC 27106

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3218, Page 2958, Forsyth County Registry.

THIS IS ✓ OR IS NOT        THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2019 property taxes.

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

CHRISTOPHER C. PEARCE, IV

(SEAL)

MARGUERITE PAYNE PEARCE

STATE OF North Carolina

COUNTY OF Forsyth

I, Darlene S. Rierson, a Notary Public for the County of Forsyth and State of North Carolina do hereby certify that Christopher C. Pearce, IV and wife, Marguerite Payne Pearce, either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

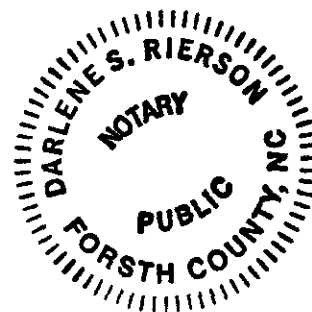
Witness my hand and Notarial stamp or seal this 28 day of February, 2019.

Darlene S. Rierson

Notary Public

Name: DARLENE S. RIERSON

My Commission Expires: 12/26/2020



For back title reference, see the deed recorded in Book 3218, Page 2958, Forsyth County Registry.

THIS IS ☒ OR IS NOT ☐ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2019 property taxes.

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

 (SEAL)

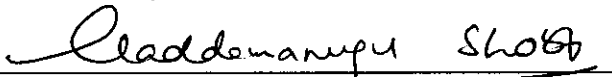
CHRISTOPHER C. PEARCE, IV

STATE OF North Carolina

COUNTY OF Forsyth

I, Gaddamanugu Shosha, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Christopher C. Pearce, IV either being personally known to me or proven by satisfactory evidence (said evidence being Driver's License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2nd day of March, 2019.



Notary Public

Name: Gaddamanugu Shosha

My Commission Expires: 12/26/2022



EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the east right-of-way line of Buena Vista Road, said iron stake being the southwest corner of Lot 20 as shown on the Map of Englewood, Block G, recorded in Plat Book 3, at Page 56-A, Forsyth County Registry; running thence with the south line of Lot 20, North  $70^{\circ} 57' 36''$  East 191.21 feet to an iron stake, the southeast corner of Lot 20; running thence with the west lines of Lots 19, 18, 17 and 16, South  $28^{\circ} 51' 29''$  East 66.81 feet to an iron stake; running thence South  $53^{\circ} 46' 48''$  West 207.50 feet to an iron stake in the east right-of-way line of Buena Vista Road; running thence with said right-of-way, the two (2) following courses and distances: (1) on a curve to the right, a chord call and distance of North  $23^{\circ} 53' 56''$  West 32.92 feet to an iron stake; (2) on a curve to the right, a chord call and distance of North  $20^{\circ} 00' 00''$  West 94.33 feet to the point and place of BEGINNING, containing 0.439 acres, more or less. Being known and designated as a portion of Lot 16 and all of Lots 17, 18, and 19 as shown on the Map of Englewood, Block G, as recorded in Plat Book 3, at Page 56-A, Forsyth County Registry. The aforementioned property being shown on a survey dated September 22, 1995 by Larry L. Callahan, Registered Land Surveyor.