

2019047302 00168

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$355.00

PRESENTED & RECORDED
 11/22/2019 02:12:54 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3494
PG: 3245 - 3247

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$355.00

Parcel Identifier No. 6807-54-7072.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 3840 Whitehaven Rd, W-S, NC 27106

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Metes/Bouds, Forsyth County, North Carolina.

THIS DEED made this 22 day of November, 2019, by and between

GRANTOR	GRANTEE
FREDERICK J. CUMMING, JR. AND WIFE, PATRICIA W. CUMMING	STEPHEN MICHAEL HALSTEAD AND WIFE, LEAH MONTCLAIRE CREQUE HALSTEAD
FORWARDING ADDRESS: <u>213 Hawks Nest Circle</u> <u>Clemmons, NC 27012</u>	PROPERTY ADDRESS: <u>3840 Whitehaven Road</u> <u>Winston-Salem NC 27106</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

Frederick J. Cumming Jr. (SEAL)
FREDERICK J. CUMMING, JR.

Patricia W. Cumming (SEAL)
PATRICIA W. CUMMING

State of NC - County of Forsyth

I, Clinton Calaway, a Notary Public of Forsyth County, State of NC, certify that **FREDERICK J. CUMMING, JR.** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 22 day of November, 2019.

(SEAL) CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2023

[Signature] Notary Public
My Commission Expires: 4/30/23

State of NC - County of Forsyth

I, Clinton Calaway, a Notary Public of Forsyth County, State of NC, certify that **PATRICIA W. CUMMING** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 22 day of November, 2019.

(SEAL) CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2023

[Signature] Notary Public
My Commission Expires: 4/30/23

EXHIBIT "A"

BEGINNING at an iron stake located at the southwest intersection of the right of way lines of Whitehaven Road and Cromford Court, said iron stake being located at the northeast corner of Lot No. 3 hereinafter referred to; running thence with the west right of way line of Cromford Court, South $0^{\circ} 36'$ West 209.3 feet to an iron stake, said iron stake being located at the beginning of a curve with Cromford Court being a cul-de-sac at this point; running thence with the right of way line of Cromford Court a chord distance of South $11^{\circ} 40'$ West 97.45 feet to an iron stake, said iron stake being located at a corner of Lot 2 on map hereinafter referred to; running thence South $57^{\circ} 39'$ West 126.50 feet to an iron stake; running thence North $22^{\circ} 01'$ West 40.0 feet to an iron stake; said iron stake being located at a common corner of Lot 5 and 6 on map hereinafter referred to; running thence North $39^{\circ} 27'$ West 120.0 feet to an iron stake said iron stake being located at a common corner of Lots 6 and 7 on map hereinafter referred to; running thence North $31^{\circ} 57'$ East 119.26 feet to an iron stake; running thence North $2^{\circ} 41'$ East 140 feet to an iron stake located in the south right of way line of Whitehaven Road; running thence with the south right of way line of said road, South $87^{\circ} 19'$ East 150.0 feet to the point and place of BEGINNING. Being all of Lot 3 and part of Lot 4 as shown on Map of Forsyth Forest as recorded in Plat Book 21, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina.