

**2020011754 00140**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$340.00**

PRESENTED & RECORDED  
 03/23/2020 01:23:17 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3514**  
**PG: 2533 - 2535**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Parcel Identifier No.: 6807-64-8953.000

Brief description for index:

Mail deed/taxes after recording to Grantee: 5001 Plaza on the Lake, Suite 200, Austin, TX, 78746

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law** \*No Title Search Requested or Performed\*THIS DEED made this 16<sup>th</sup> day of March, 2020 by and between

<p><b>GRANTOR:</b>  <b>KATHY L. DUCKETT (widow)</b></p> <p>Address: 5555 Kane Drive          Pfafftown, NC 27040</p>	<p><b>GRANTEE:</b>  <b>TRANS AM SFE II, LLC</b></p> <p>Property Address: 4309 Rosebriar Lane          Winston Salem, NC 27106</p> <p>Mailing Address: 5001 Plaza on the Lake, Suite 200          Austin, TX, 78746</p>
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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 (\$170,000.00) 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 and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book RE 2536, Page 1553, FORSYTH** County Registry.

Submitted electronically by "Hankin & Pack, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 21, Page 49, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

By: Kathy L. Duckett (SEAL)  
KATHY L. DUCKETT

WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires 10/8/2024	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>KATHY L. DUCKETT</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>11<sup>th</sup></u> day of <u>March</u> , 2020. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OR PARCEL OF LAND IN OLDTOWN TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE, SAID IRON STAKE BEING THE NORTHEASTERNMOST CORNER OF LOT NO. 35 AS SHOWN ON THE MAP OF FORSYTH FOREST RECORDED IN PLAT BOOK 21, PAGE 49 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; PROCEEDING THENCE WITH THE NORTHERNMOST LINES OF LOTS 35 AND 34 OF SAID FORSYTH FOREST, NORTH 84° 18' WEST 207 FEET TO AN IRON STAKE; THENCE NORTH 2° 5' EAST 99.2 FEET TO AN IRON STAKE; THENCE SOUTH 83° 43' EAST 207 FEET TO AN IRON STAKE IN THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE; THENCE WITH THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE, SOUTH 2° 5' WEST 97.29 FEET TO THE POINT OF BEGINNING, AND BEING A LOT CARVED FROM THE SOUTHEASTERNMOST PORTION OF THAT 3.57 ACRE PARCEL OF LAND DEEDED TO B. R. SHARPE AND WIFE, DENE O. SHARPE BY DEED RECORDED IN DEED BOOK 1041, PAGE 119, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

**PROPERTY ADDRESS: 4309 ROSEBRIAR LANE, WINSTON SALEM, NC 27106**

**PARCEL ID #: 6807-64-8953.000**