

2020017624 00178

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

\$20.00

PRESENTED & RECORDED

05/01/2020 02:17:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3522

PG: 1424 - 1426

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$20.00

Tax Parcel Identification Number: 6836-38-3578.000

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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 3064 Indiana Avenue, Winston-Salem, NC 27105

Property Address: 3064 Indiana Avenue, Winston-Salem, NC 27105

Brief description for the Index: Lots 30-33, Bon Air – Greenway Place, Section A

THIS DEED made this 1st day of May, 2020 by and between

GRANTOR

LAURA S. BROWN, Trustee under the Will of
Carolyn C. Shelton

2520 Olivet Church Road
Winston-Salem, NC 27106

GRANTEE

JAMES IVAN MITCHELL
and
SHARLAYNE TRANSOU MITCHELL

3064 Indiana Avenue
Winston-Salem, NC 27105

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.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the following chain of title:

1. Carolyn Shelton (unmarried) by General Warranty Deed from Bobby Dean Nixon, Jr. and wife, Diane K. Nixon, dated 11/29/1999 and recorded on 11/29/1999 in Book 2095, Page 2716.
2. Carolyn Shelton died testate in Forsyth County on 10/05/2016. According to the terms of her Will, which Will was probated in Forsyth County Estate File No. 16E2202, Carolyn Shelton devised her residuary estate, of which residuary estate the subject real property was a part, to a testamentary trust for the benefit of her children.
3. Laura S. Brown, Trustee under the Will of Carolyn C. Shelton, by Executor's Deed from Laura S. Brown, Executrix of the Estate of Carolyn C. Shelton, dated 02/22/2017 and recorded on 02/28/2017 in Book 3334, Page 2168.

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 2020 property taxes.

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

Laura S Brown Trustee (SEAL)
LAURA S. BROWN, Trustee under the Will of Carolyn C. Shelton

STATE OF NC

COUNTY OF Forsyth

I, Ailee Ballard, a Notary Public for the County of Forsyth and State of NC, do hereby certify that Laura S. Brown, Trustee under the Will of Carolyn C. Shelton, either being personally known to me or proven by satisfactory evidence (said evidence being driver license), 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 1st day of May, 2020.

Ailee Ballard
Notary Public
Name: Ailee Ballard
My Commission Expires: 12-20-2022

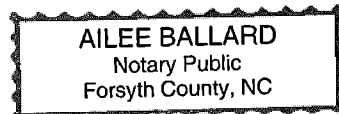


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake located at the southwestern corner of Lot 30 hereinafter referred to, said iron also being in the margin of a 15 foot alley; running thence with said alley North $36^{\circ} 51' 34''$ East 65.90 feet to an iron stake located at the southeast intersection of said alley and Indiana Avenue; running thence with the south right of way line of said avenue South $58^{\circ} 58' 17''$ East 85.44 feet to an iron; running thence South $36^{\circ} 51' 34''$ West 111.88 feet to an iron located in the northeast right of way line of said 15 foot alley; running thence with the north margin of said alley North $29^{\circ} 26' 31''$ West 92.83 feet to the point and place of beginning. Being all of Lots 30, 31, 32 and 33 as shown on the plat of Bon Air - Greenway Place, Section "A", recorded in Plat Book 3, Page 25, except the portion conveyed to the City of Winston-Salem, for Widening of Indiana Avenue, by deed recorded in Book 1122; Page 506, Forsyth County Registry.

SAVE AND EXCEPT:

Commencing at the centerline intersection of Indiana Avenue and Glen Avenue, having an NC Grid coordinate of N=868,456.36'; E=1,633,655.03', and based on bridge replacement plans prepared by Nallamalla, Hall & Wilson, P.A. dated 8/22/96 having stations value along Indiana Avenue (L-Rev) of 15+39.57 and having a station value along Glen Avenue (Y) of 54+76.96, thence North $55^{\circ} 58' 04''$ West 286.75 to the point of beginning, said point being on the proposed right-of-way of Indiana Avenue, thence leaving said right-of-way South $39^{\circ} 14' 04''$ West 10.00 to a point; thence North $50^{\circ} 37' 09''$ West 10.30 feet to a point; thence North $39^{\circ} 42' 36''$ East 9.93 feet to a point on the proposed southern right-of-way of Indiana Avenue; thence along said right-of-way South $51^{\circ} 35' 27''$ East 3.13 feet to a point, thence continuing along said right-of-way South $50^{\circ} 45' 56''$ East 7.09 feet to the point and place of beginning, containing 102.4 square feet.