

2020030243 00144

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1909.00
 PRESENTED & RECORDED
 07/17/2020 01:12:07 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3538
PG: 2393 - 2395

Do not write above this line

Excise Tax: \$1,909.00	Tax Block 4620, Lot 015B	Parcel ID: 5896-70-0315.00
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Mail after recording to: Grantee

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

15.9070 acres, Meadowlark Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 17th day of July, 2020, by and between

GRANTOR	GRANTEE
<p>MARY ANGELA CONRAD GOLDEN Executor of the Estate of MARY ELIZABETH DODSON CONRAD; and MARY ANGELA CONRAD GOLDEN, TRUSTEE, OF THE REVOCABLE LIVING TRUST FOR MARY ELIZABETH DODSON CONRAD DATED MAY 18, 2017 634 Meadowlark Drive Winston Salem, NC 27106</p> <p>This was not Grantor's primary residence</p>	<p>THE SHERWOOD COMPANY 1598 Westbook Plaza Drive, Suite 200 Winston Salem, NC 27103</p> <p>This is not Grantee's primary residence</p>

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached

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.

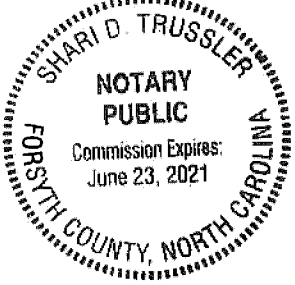
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

submitted electronically by "Craig 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.

IN WITNESS WHEREOF, each individual Grantor has hereunto set her hand and adopted as her seal the word "SEAL" appearing beside or near her signature, this sealed instrument being executed and delivered on the date first above written.

Mary Angela Conrad Golden (SEAL)
Mary Angela Conrad Golden, Executor
of the ESTATE OF Mary Elizabeth Dodson Conrad

Mary Angela Conrad Golden (SEAL)
Mary Angela Conrad Golden, Trustee of the
Revocable Living Trust for Mary Elizabeth Dodson Conrad
dated May 18, 2017

	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Shari D. Trussler</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that Mary Angela Conrad Golden, EXECUTOR THE ESTATE OF MARY ELIZABETH DODSON CONRAD personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>17th</u> day of July, 2020.</p> <p>My Commission Expires: <u>6-23-2021</u> Notary Public <u>[Signature]</u></p>
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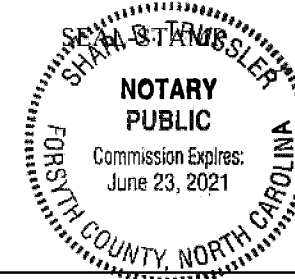
	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Shari D. Trussler</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that Mary Angela Conrad Golden, trustee of the Revocable Living Trust for Mary Elizabeth Dodson Conrad dated May 18, 2017 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>17th</u> day of July, 2020.</p> <p>My Commission Expires: <u>6-23-2021</u> Notary Public <u>[Signature]</u></p>
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EXHIBIT "A"
PROPERTY DESCRIPTION

Being a parcel of land in Winston-Salem, Forsyth County, North Carolina, lying east of Meadowlark Road, a variable-width Public Right of Way (Deed Book 3447, page 3146, Forsyth County Registry), north of Meadowlark Glen subdivision (Plat Book 40, page 167 and Plat Book 41, page 117, Forsyth County Registry) and being more particularly described as follows:

BEGINNING an existing iron pipe marking the southwest corner of the herein-described tract and marking the northwest corner of (now or formerly) Betty C. Allgood (Deed Book 2247, page 3170, Forsyth County Registry), and marking a point in the east right of way line of aforesaid Meadowlark Road, said existing iron pipe having North Carolina Grid (NAD83/NSRS2011) coordinates of North 860,040.14 U.S. Survey Feet, East 1,596,618.29 U.S. Survey feet; thence with said east right of way line of Meadowlark Road the following two (2) calls: (1) along an arc to the right having a radius of 1787.00 feet, and having an arc length of 392.01 feet, with a chord bearing and distance of N 10°12'08" E, 391.22 feet to an existing iron pipe; (2) N 17°35'32" E, 391.49 feet to an existing iron pipe marking the northwest corner of the herein-described tract and marking a corner of Sherwood Company (Deed Book 1476, page 1012, Forsyth County Registry); thence with said Sherwood Company the following two (2) calls: (1) S 84°54'46" E, 872.33 feet to a stone; (2) S 11°00'11" W, 757.76 feet to a stone in the north line of Lot 54 of Meadowlark Glen Phase 2 (Plat Book 41, page 117, Forsyth County Registry); thence with said north line of Lot 54, N 85°52'26" W, 66.79 feet to an existing rebar marking the northwest corner of said Lot 54 and marking the northern terminus of the east right of way line of Paigebrook Drive, a 50-foot Public Right of Way; thence with the north line of said Paigebrook Drive and falling in with the north line of Lot 55 of said Meadowlark Glen Phase 2, N 86°05'58" W, 218.99 feet to an existing rebar marking the northwest corner of said Lot 55 and marking the northeast corner of Lot 65 of Meadowlark Glen Phase 1 (Plat Book 40, page 167, Forsyth County Registry); thence with the north line of said Lot 65, N 85°58'46" W, 174.88 feet to an existing rebar marking the northwest corner of said Lot 65 and marking a point in the northern terminus of the east right of way line of Ashbry Run Drive, a 50-foot Public Right of Way; thence with the north line of said Ashbry Run Drive and falling in with the north lines of Lot 66 of said Meadowlark Glen Phase 1 and aforementioned Betty C. Allgood, N 86°04'48" W, 453.40 feet to an existing iron pipe, the point and place of BEGINNING. The parcel of land described herein contains 15.9070 acres more or less.