

2020047616 00120FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1168.00

PRESENTED & RECORDED

10/22/2020 01:20:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3560**PG: 3365 - 3367****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1,168.00

Parcel Identifier No.: 6825-37-5158 (Block 1315, Lot 001C)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1919 Runnymede Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 1919 Runnymede Road

THIS DEED made this 16th day of October, 2020, by and between,

GRANTOR	GRANTEE
SUSIE G. VAUGHAN (unmarried)	FRANCIS LEE BRYAN, III (unmarried)
Mailing Address: 1035 6 th Avenue N., St. Petersburg, FL 33701	Mailing Address: 1919 Runnymede Road, Winston-Salem, NC 27104

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 and incorporated herein by reference.

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104

This property does/ does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3298, Page 1520, Forsyth County Registry. A map showing the above described property is recorded in Plat Book, Page.

submitted electronically by "Kangur & Porter, LLP"
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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Susie G. Vaughan (SEAL)
Susie G. Vaughan

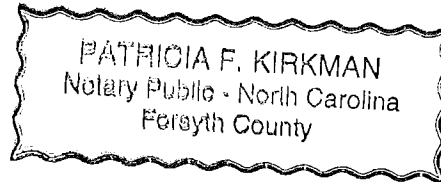
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Susie G. Vaughan.**

Date: 10.16.2020

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5.29.24

Exhibit A

Tract 1:

Beginning at an iron in the north line of Runnymede Road in the southwest corner of John R. Ellis and running thence with the northern line of Runnymede Road South $61^{\circ} 51' 56''$ West 39.88 feet to a point; continuing thence with the north line of Runnymede Road South $68^{\circ} 13' 37''$ West 91.54 feet to an iron in the northern line of Runnymede Road; running thence North $22^{\circ} 50' 36''$ West 175.39 feet to an iron; running thence South $86^{\circ} 36' 51''$ East 91.72 feet to an iron; running thence North $16^{\circ} 27' 49''$ East 42.40 feet to an iron, Ellis' northwest corner; running thence with Ellis' west line South $23^{\circ} 50' 16''$ East 170.49 feet, more or less, to an iron, the place of beginning, and being a portion of that property conveyed to Douglas D. Brendle by deed recorded in Deed Book 1176, Page 739.

ALSO INCLUDING a perpetual easement for gardening and/or planter bed purposes as described in the deed recorded in Book 1241, Page 1380.

Tract 2:

Beginning at an iron in the north line of Runnymede Road, being Canady's southwest corner as described in the deed recorded in Deed Book 1268, Page 286 and running thence with Brendle's line along the north line of Runnymede Road South $75^{\circ} 40' 56''$ West 7.0 feet to an iron in said north line; running thence on a new line North $16^{\circ} 24' 49''$ West 8.23 feet to an iron; running thence North $01^{\circ} 28' 23''$ East 14.57 feet to an iron in Canady's west line; running thence with Canady's west line South $22^{\circ} 50' 36''$ East 22.50 feet to an iron in the north line of Runnymede Road, the place of Beginning and containing 96 sq. ft.

Tax Parcel Number: 6825-37-5158 (Block 1315, Lot 001C)

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104

