

2020051517 00272

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

\$322.00

PRESENTED & RECORDED

11/12/2020 03:03:20 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: CHELSEA B POLLOCK
DPTY

BK: RE 3565

PG: 3905 - 3907

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$322.00

Parcel Identifier No. 6808-51-7859.00 Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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: Gracemont Drive

THIS DEED made this 3 day of ~~October~~ ^{November} 2020, by and between

GRANTOR

GRANTEE

**Gayle E. Motsinger White and husband
Warren White**

**Kimberly T. Grice and husband
John A. Grice**

**Property Address: 3921 Gracemont Drive
Winston Salem, NC 27106**

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See attached "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2444 Page 4288.

All or a portion of the property herein conveyed includes or ___ does not include the primary residence of a Grantor.

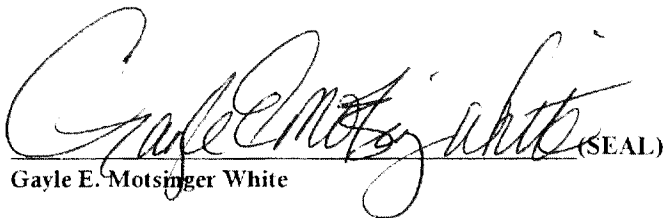
submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.


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:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

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

 (SEAL)
Gayle E. Motsinger White


 (SEAL)
Warren White

State of North Carolina - County of Brunswick

I, the undersigned Notary Public of the County of Brunswick and State aforesaid, certify that Gayle E. Motsinger White and husband Warren White, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 3 day of NOV, 2020.

My Commission Expires: 10/25/21
(Affix Seal)


EUGENE COX Notary Public
Notary's Printed or Typed Name

EUGENE COX
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires October 25th, 2021

Exhibit A

BEGINNING at a point in the north right-of-way line of Gracemont Drive, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinback Property (Plat Book 18, Page 155, Forsyth County Registry): North 86 deg. 15' 44" West 111.20 feet, North 86 deg. 37' 40" West 99.80 feet, and South 02 deg. 32' 41" West 264.78 feet; thence from said **BEGINNING** point, North 86 deg. 10' 00" West 65.01 feet to an iron placed; thence North 03 deg. 48' 00" East 139.84 feet to an iron placed; thence South 86 deg. 11' 40" East 64.97 feet to an iron pipe found; thence South 03 deg. 47' 00" West 139.88 feet to the point and place of **BEGINNING**, containing 9089 square feet, all in accordance with a survey by William Franklin Tatum, RLS, dated February 5, 2004, Job No. S-4015.