



202005320 00182

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$344.00

PRESENTED & RECORDED:
12-04-2020 02:44:05 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3570 PG: 4134-4136

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102
Mail After Recording To: Grantee at address below
Revenue Stamps \$344.00
GRANTOR DID NOT RESIDE IN THIS PROPERTY.

WARRANTY DEED

THIS DEED made this 19 day of November, 2020 by and between

GRANTOR	GRANTEE
<p>Shelia Bowles Wright and husband James F. Wright 14407 Secretariat Drive Mitchellville PG, MD 20721</p>	<p>Alicia Ivey Bowles and husband, Thomas Brian Bowles 3185 Shaftesbury Lane Winston-Salem, NC 27105</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 parce
1 of land situated in Forsyth County, North Carolina and more particularly described as follows:

PIN: 6846-74-3938
Address: 3185 Shaftesbury Lane

See Exhibit "A" attached.

Original to: John Kament

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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Shelia Bowles Wright (SEAL)
Shelia Bowles Wright

James F. Wright (SEAL)
James Wright
F.

STATE OF Maryland
COUNTY OF Prince George

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Shelia Bowles Wright and husband James Wright

November 19, 2020.

Place notary seal below this line:

Victoria Moore
Notary Public

Print/Type Notary Name: Victoria Moore

My Commission Expires: 06/15/2022



Exhibit "A"

BEGINNING at an iron stake lying in the east right of way line of Gwynevere Lane, said iron stake being located South 6° 47' West along the east right of way line of Gwynevere Lane 129.91 feet from an iron stake located in the south right of way line of Lancelot Drive; and running from said beginning point South 83° 13' East 185 feet to an iron stake; running thence South 6° 47' West 120 feet to an iron stake; running thence North 83° 13' West 185 feet to an iron stake located in the east right of way line of Gwynevere Lane; and running thence with the east right of way line of Gwynevere Lane North 6° 47' East 120 feet to an iron stake, the point and place of BEGINNING.

Being the same identical property acquired by Sheila Bowles Wright in Book 3461, Page 3732, Forsyth County Registry.