

2021004920 00313

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/29/2021 04:12:42 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3583
PG: 3631 - 3635

Excise Tax: **\$0.00.**

Tax ID#: **6846953911000** Brief ID: **Lot 32, SILVER CHALICE, SEC. 3**

Mail after recording to: McDonnell & Associates, PA 2442 Devine Street, Columbia, SC 29205

This instrument was prepared by: This instrument was prepared by: John E. Mace, NC Associate Attorney, McDonnell & Associates, PA. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. This Deed is exempt from transfer tax under North Carolina General Statutes Article 5 § 105-228.29

TITLE NOT EXAMINED BY PREPARING ATTORNEY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, by and between

GRANTOR	GRANTEE
Julie Lybarker	Julie Compton
Address: 3770 Crusade Drive, Winston Salem, NC 27101	Address: 3770 Crusade Drive, Winston Salem, NC 27101

Notice per NCGS §105-317-2: The property does not include the primary residence of Grantor.

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 valuable consideration (**\$0.00**) paid by the Grantee, the receipt 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:

220-NC-V2

BEING KNOWN AND DESIGNATED as Lot Number 32, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT that certain parcel of land more particularly described as follows: BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of Lot 33, Silver Chalice, Section 3 (Plat Book 38, Page 179, Forsyth County Registry); thence with the west line of Lot 33, South 17° 47' 15" East 18.00 feet to an iron; thence North 33° 30' 09" West 18.44 feet to an iron in the southern right-of-way line of Crusade Drive; thence a chord bearing and distance of North 69° 19' East 5.00 feet to an existing iron pipe, the point and place of Beginning, containing 44.94 square feet, according to an unrecorded plat of survey by Daniel W. Donathan, RLS, dated April 9, 1997, revised April 22, 1997, and being a triangular parcel carved from the northeast corner of Lot 32, Silver Chalice, Section 3, Plat Book 38, Page 179, Forsyth County Registry.

The property hereinabove described was acquired by the Grantor by instrument recorded in **Book 2315, Page 2014, Forsyth County Public Register of Deeds.**

A map showing the above described property is recorded in **Plat Book 38, Page 179.**

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 has done nothing to impair such title as Grantor received, and grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed on this 26th day of JAN., 2021

Julie Compton F/K/A Julie Lybarker
Julie Compton F/K/A Julie Lybarker

STATE OF NC, Forsyth COUNTY

I Robert Sechrest, a Notary Public for said County and State, do hereby certify that Julie Compton F/K/A Julie Lybarker appeared before me this day and acknowledged that she signed the foregoing instrument on the 26th day and year within mentioned: Witness my hand and official stamp or seal, this the 26th day of JAN., 2021

My Commission Expires: 12-8-24

Notary Public: Robert Sechrest

Print Notary Name: Robert Sechrest

ROBERT SECHREST
NOTARY PUBLIC
Randolph County
North Carolina
My Commission Expires _____

Escrow No.:1280203977

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Forsyth, State of NC, described as follows:

SITUAED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA AND DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 32, AS SHOWN ON THE PLAT ENTITLED SILVER CHALICE, SECTION 3, AS RECORDED IN PLAT BOOK 38, PAGE 179, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAVE AND EXCEPT THAT CERTAIN PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF LOT 33, SILVER CHALICE, SECTION 3 (PLAT BOOK 38, PAGE 179, FORSYTH COUNTY REGISTRY); THENCE WITH THE WEST LINE OF LOT 33, SOUTH 17° 47' 15" EAST 18.00 FEET TO AN IRON; THENCE NORTH 33° 30' 09" WEST 18.44 FEET TO AN IRON IN THE SOUTHERN RIGHT-OF-WAY LINE OF CRUSADE DRIVE; THENCE A CHORD BEARING AND DISTANCE OF NORTH 69° 19' EAST 5.00 FEET TO AN EXISTING IRON PIPE, THE POINT AND PLACE OF BEGINNING, CONTAINING 44.94 SQUARE FEET, ACCORDING TO AN UNRECORDED PLAT OF SURVEY BY DANIEL W. DONATHAN, RLS, DATED APRIL 9, 1997, REVISED APRIL 22, 1997, AND BEING A TRIANGULAR PARCEL CARVED FROM THE NORTHEAST CORNER OF LOT 32, SILVER CHALICE, SECTION 3, PLAT BOOK 38, PAGE 179, FORSYTH COUNTY REGISTRY.

Assessor Parcel Number(s): 6846953911000