

2021010364 00130FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$410.00**

PRESENTED & RECORDED

03/02/2021 12:55:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3590**PG: 3693 - 3695****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$410.00**Tax Parcel Identification Number:** 6843-16-8816.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 1230 Morning Star Lane, Winston-Salem, NC 27107**Property Address:** 1230 Morning Star Lane, Winston-Salem, NC 27107

Brief description for the Index: Tract, Morning Star Lane

THIS DEED made this 26th day of February, 2021 by and between**GRANTOR**HERBERT LEE STEPHENS and wife,
CARMEN R. STEPHENS1020 Lewisville Clemmons Road
Lewisville, NC 27023**GRANTEE**PETER D. POEHAILOS and
KELLY M. POEHAILOS, as Joint Tenants
With the Right of Survivorship1230 Morning Star Lane
Winston-Salem, NC 27107

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

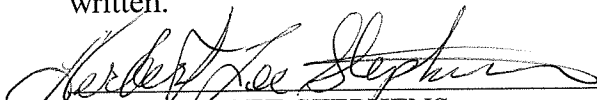
For back title reference, see the deed recorded in Book 1630, Page 1165, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

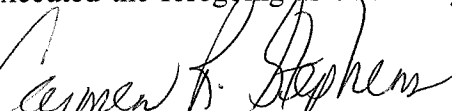
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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


HERBERT LEE STEPHENS

(SEAL)


CARMEN R. STEPHENS


(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Herbert Lee Stephens and wife, Carmen R. Stephens, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 26 day of February, 2021.


Notary Public

Name: Sarah Dawson

My Commission Expires: August 12, 2025

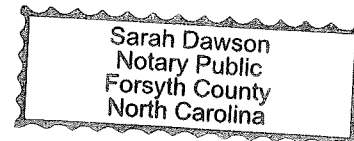


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point, said point being located in the south right-of-way line of Morningstar Lane; said beginning point also being the southwest corner of Morningstar Lane with an unnamed proposed street; thence proceeding from said beginning point South $06^{\circ} 30'$ East 175 feet to an iron located in T.A. Kimball's property (Deed Book 915, Page 610, Forsyth County Registry); thence proceeding along Kimball's line South $77^{\circ} 55' 30''$ West 146 feet to an iron; thence proceeding along Kimball's line North $02^{\circ} 00'$ West 200 feet to a point located in the south right-of-way line of Morningstar Lane; thence proceeding with the south right-of-way line of Morningstar Lane North $88^{\circ} 00'$ East 130 feet to an iron.