

2021010406 00172

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00
 PRESENTED & RECORDED
 03/02/2021 02:09:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3590
PG: 3961 - 3963

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 370.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **5896-95-8338**Property Address: **4847 FLEETWOOD CIRCLE, WINSTON-SALEM, NC 27106.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 14 day of February, 2021 by and between

GRANTOR

THOR SEVERINO, A FREE TRADER

P.O. BOX 888
 GROVER, NC 29702

GRANTEE

MARGARET CHRISTINA VICTORY
 AND HUSBAND, SAMUEL F. VICTORY
 4847 FLEETWOOD CIRCLE
 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 or parcel of land and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2425, Page 3862, Forsyth County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2021 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.\

Thor Severino

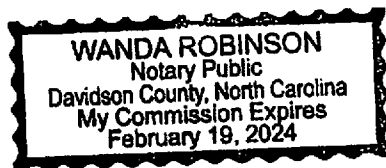
(SEAL)

THOR SEVERINO

STATE OF North Carolina
COUNTY OF Davidson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **THOR SEVERINO**

Witness my hand and official stamp or seal, this the 14th day of Feb., 2021.



Wanda Robinson

Notary Public

Print Notary Name: Wanda Robinson

My Commission Expires: 2/19/2024

Exhibit A

BEGINNING at an iron stake in the Eastern right-of-way line of Fleetwood Circle, said iron stake being located at the Southwest corner of the Carlos D. Folds property described in Deed Book 1359 at Page 244, Forsyth County Registry and the Northwest corner of the within described tract, thence from said BEGINNING point South 74 degrees 35 minutes East 108.79 feet to an iron stake; thence North 15 degrees 04 minutes East 23.60 feet to an iron stake; thence South 87 degrees 13 minutes East 212.20 feet to an iron stake; thence South 26 degrees 32 minutes West 190.10 feet to an iron stake; thence North 72 degrees 56 minutes 43 seconds West 300.39 feet to an iron stake within the right-of-way of Fleetwood Circle; thence North 26 degrees 32 minutes East 110.00 feet to an iron stake, the point and place of BEGINNING, being 0.989 acres, more or less, in accordance to a survey by Larry L. Callahan, RLS entitled "Map of John C. Duren, Sr." dated December 15, 1982, Job No. 1351-1. Being that same property conveyed unto John C. Duren, Sr. as shown in Deed Book 1981 at Page 9 in the Forsyth County Office of the Register of Deeds.