

2021013465 00004FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$220.00**

PRESENTED & RECORDED

03/18/2021 08:11:22 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3594**PG: 4005 - 4007****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$220.00****Parcel Identifier No.: 6845-78-7416.000**

Brief description for index: Block 1605 Lot 105 New Greensboro Rd.

Mail deed/taxes after recording to **Grantee:** 3075 Reidsville Rd., Winston Salem, NC 27101This instrument was prepared by: **Patti D. Dobbins, Attorney at Law***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 17 day of March, 2021 by and between

GRANTOR:	GRANTEE:
MAGANBHAI V. PATEL and MAYABEM M. PATEL, a married couple.	JITENDRAKUMAR PATEL and KALPANABEN PATEL, a married couple.
Address: 344 CARLISLE PARK DR., KERNERSVILLE, NC 27284	Property Address: 3015 New Greensboro Rd., Winston Salem, NC 27101

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

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 2971, Page 1128, Forsyth County Registry.**

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☐ NO

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 except for the exceptions hereinafter stated.

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

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By:  (SEAL)
MAGANBHAI V. PATEL

SEAL WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <u>MAGANBHAI V. PATEL</u> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>17th</u> day of <u>March</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: M. M. Patel (SEAL)
MAYABEM M. PATEL

SEAL WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <u>MAYABEM M. PATEL</u> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>17th</u> day of <u>March</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"**LEGAL DESCRIPTION:**

BEGINNING at a new stake in the eastern right of way of Reidsville Road (US Hwy. # 158) said iron being the southwest corner of the above described TRACT 1, said iron being the northwest corner of the within described tract, thence on a new line and with the southern property line of the above described TRACT 1 the following two (2) courses: S. 38 deg. 29 min 49 sec E 102.19 feet to an underground cable marker, thence S 41 deg. 58 min 54 sec E 94.19 feet to a new iron stake in the western right of way of Interstate Business 40, thence along the western right of way of Business Interstate 40 the following four (4) courses: S 61 deg. 33 min 37 sec W 253.34 feet to an existing concrete monument, thence N 59 deg. 06 min 31 sec W 21.84 feet to an existing iron stake, thence N 29 deg. 10 min 44 sec E 1.62 feet to an existing iron stake, thence N 52 deg 39 min 36 sec W 11.33 feet to an existing iron stake in the eastern right of way of Reidsville Road (US Hwy. # 158), said iron being N 26 deg. 07 min E 2.67 feet from an existing concrete monument, thence with the eastern right of way of US Hwy. # 158 N 26 deg. 07 min E 279.69 feet to the point and place of BEGINNING. Containing 0.66 acres more or less and being the southern portion of tax lots 6-C, 7-C, and 8-C, tax block 1608 see deed book 1868 page 2752. All according to a survey as prepared by Timmons Group dated 1-14-03 and titled "Boundary Survey For Chhotubhai Patel". (The Berger Law Firm 03-0867)

PROPERTY ADDRESS: 3015 New Greensboro Rd., Winston Salem, NC 27101

PARCEL ID #: 6845-78-7416.000