

**2021016395 00286**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$212.00**  
 PRESENTED & RECORDED  
 03/31/2021 04:26:45 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3598****PG: 2421 - 2423****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$212.00

Primary Residence: Yes

Parcel Identifier No. 5896-86-5248.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law, 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.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 31<sup>st</sup> day of March, 2021, by and between

GRANTOR	GRANTEE
SCOTT D. LAWHON, UNMARRIED 521 DALTON ROAD LEWISVILLE, NC 27023	ALLEN DEAN CARICO, IV AND SPOUSE, JUDY TRAYLOR CARICO 5050 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 situated in the County of **Forsyth**, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3297, Page 759.


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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:

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

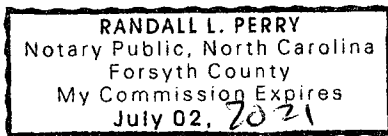
 (SEAL)  
SCOTT D. LAWHON

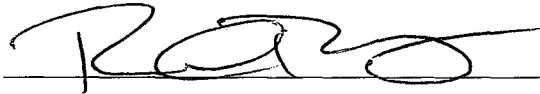
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State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that SCOTT D. LAWHON personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principals' photograph in the form of a driver's license, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31<sup>st</sup> day of March, 2021.





Randall L. Perry, Notary Public

My Commission Expires: July 2, 2021

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The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## EXHIBIT A

BEGINNING at an iron stake on the South side of the Brookstown Road, now called "Fleetwood Circle", said iron stake being North 79 degrees 19 minutes West and 322.0 Feet westwardly from an iron stake on the South side of the aforesaid Road, S.I. Craft's old Northwest corner on the south side of the Brookstown Road; running thence South 14 degrees 04 minutes West along Hicks 227 Feet; thence North 80 degrees 20 minutes West a new line 129 Feet; thence North 12 degrees 18 minutes East a new line 229 Feet to an iron on the South side of the Brookstown Road; thence South 79 degrees 19 minutes East along the south side of the Brookstown Road 136.46 Feet to an iron stake the point of BEGINNING.

**Property Address: 5050 Fleetwood Circle  
Winston-Salem, NC 27106**