

2021016599 00178

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/01/2021 01:44:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3598
PG: 3661 - 3662

Excise Tax: \$ 0.00

Tax Lot No. _____; Parcel Identifier No. 6828-39-1762

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail after recording to: Stephanie C. Daniel / Shumaker, Loop & Kendrick, LLP
101 S. Tryon Street, Suite 2200, Charlotte, North Carolina 28280

This instrument was prepared by: Stephanie C. Daniel / Shumaker, Loop & Kendrick, LLP

Brief Description for the index

0.886 acres, University Parkway

**NORTH CAROLINA GENERAL WARRANTY DEED
(PREPARED WITHOUT TITLE EXAMINATION)**

THIS DEED made this 1st day of April, 2021, by and between

GRANTOR	GRANTEE
PHYLLIS P. BROWN 3243 Eastburn Road Charlotte, North Carolina 28120	PHILLIP L. BROWN , Trustee of the PHYLLIS P. BROWN REVOCABLE TRUST dated November 15, 2019, 3900 Forest Lawn Drive Matthews, North Carolina 28104

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, by these presents do grant, bargain and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a new iron pipe in the old line, said new iron pipe being located N. 68-33-00 W. 554.96 feet from an existing railroad spike in the centerline of Five Points Road (SR#1206), said BEGINNING at an Existing Iron lying in the Eastern Right-of-Way line of Raven Road (S.R. No.

submitted electronically by "Shumaker, Loop & Kendrick, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

1647), said Iron also being in the Southwest corner of that property conveyed to Sonic Service Corporation in Deed Book 1772, Page 2334, Forsyth County Registry; running thence with Sonic's Southern line North 71 degrees 00 minutes 43 seconds East 263.29 feet to an Existing Iron; running thence 71 degrees 00 minutes 43 seconds East 34.99 feet to a point lying within the Right-of-Way of University Parkway; running thence within said Right-of-Way South 18 degrees 34 minutes 10 seconds East 183.85 feet to a point located within the Right-of-Way; running thence North 88 degrees 54 minutes 54 seconds West 37.16 feet to an Existing Iron; running thence North 88 degrees 54 minutes 54 seconds West 279.01 feet to an Existing Iron in the Eastern Right-of-Way line of Raven Road; running thence along said Right-of-Way line North 18 degrees 57 minutes 57 seconds West 75.33 feet to the POINT AND PLACE OF BEGINNING, containing 0.886 acres, more or less.

This description was taken from a survey prepared by Fred L. Osborne by Slate Surveying Company of King, N.C., dated June 24, 1994.

Parcel Number: 6828-39-1762

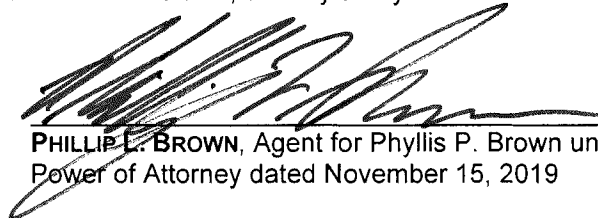
All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

This being the same property conveyed to Grantor herein and her husband, Troy L. Brown, as tenants by the entireties, by deed recorded in Book 2776 at Page 2755 of the Forsyth County Register of Deeds Office. Thereafter, Troy L. Brown died on February 16, 2021, as set forth in the attached certified copy of the death certificate of Troy L. Brown. The Grantor is the surviving tenant in the described property; and that decedent named in the attached death certificate is one and the same person as the joint tenant named in the Deed recorded as above set forth.

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.

Title to the property hereinabove described is subject to the following exceptions: All presently enforceable easements, restrictions, encumbrances, rights-of-way and conditions of record.

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

 (SEAL)
PHILLIP L. BROWN, Agent for Phyllis P. Brown under Power of Attorney dated November 15, 2019

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, a Notary Public of the County of Mecklenburg, and State of North Carolina, certify that PHILLIP L. BROWN, as Agent for Phyllis P. Brown under Power of Attorney dated November 15, 2019, personally appeared before me this day and acknowledged that he voluntarily executed the foregoing document for the purpose stated therein and in the capacity indicated.

This the 1st day of April, 2021.

STAMPED SEAL

ALEXANDRA M. INFANTE
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
February 18, 2026


Official Signature of Notary Public

Alexandra M. Infante
Typed Name of Notary Public

My commission expires: 02/18/2026