



2021016952 00190

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2250.00

PRESENTED & RECORDED:
04-05-2021 04:20:10 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3599
PG: 1187-1190

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 2,800.00 ^{2250.00} <i>DX</i>
Parcel ID:	6825-18-5313.000
Mail/Box to:	Grantee:
Property Address:	2400 Reynolds Drive, Winston-Salem, NC 27104
Prepared by:	Darren S. Cranfill, Attorney at Law - <i>original to</i>
Brief description for the Index:	Tax Lots 101B and 103, Block 1916 West Highlands

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5 day of April, 2021, by and between:

GRANTOR	GRANTEE
William M. Semans and wife, Emily M. Semans, by and through her Attorney-in-Fact, William M. Semans <i>1205 Broadington Place Dr. Winston-Salem NC 27104</i>	Timothy Maxwell <i>2400 Reynolds Dr. Winston-Salem NC 27104</i>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2476, page 1022.
 All or a portion of the Property includes or does not include the primary residence of a Grantor.
 A map showing the Property is recorded in Plat Book 7, page 84.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2021 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

William M. Semans

Name: William M. Semans

Entity Name

William M. Semans, ATF

Name: William M. Semans

By:

Name:

Title:

Name:

By:

Name:

Name:

Title:

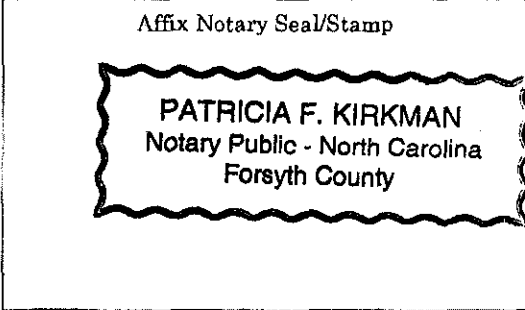
STATE OF NC COUNTY OF Forsyth

I Patricia F. Kirkman, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5th day of April, 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): William M. Semans

Patricia F. Kirkman

Notary Public (Official Signature)

My commission expires: 5/29/24



STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Patricia F. Kirkman, a Notary Public in and for Forsyth County, North Carolina, do hereby certify that William M. Semans, Attorney-In-Fact for Emily M. Semans, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Emily M. Semans, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of **Forsyth County, North Carolina** in Deed Book 3493, Page 44; and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said William M. Semans acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Emily M. Semans.

WITNESS my hand and official seal, this 5 day of April, 2020.

Patricia F. Kirkman
Notary Public
Patricia F. Kirkman

My Commission Expires: 5-29-24

NOTARY SEAL



EXHIBIT "A"

BEGINNING AT AN IRON IN THE SOUTH RIGHT OF WAY LINE OF REYNOLDS ROAD, SAID IRON LYING SOUTH 88° 25' 11" EAST 22.05 FEET FROM AN IRON IN THE NORTHEAST CORNER OF LOT 1 WEST HIGHLANDS SECTION NO. 3 AS RECORDED IN PLAT BOOK 7, PAGE 84, FORSYTH REGISTRY; THENCE FROM SAID BEGINNING IRON WITH THE RIGHT OF WAY FOR REYNOLDS ROAD SOUTH 88° 13' 18" EAST 207.58 FEET TO A POINT, SAID POINT LYING SOUTH 57° 43' 30" EAST 89.69 FEET FROM A HYDRANT; THENCE CONTINUING FROM SAID POINT WITH THE REYNOLDS ROAD RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 108.17 FEET AND A RADIUS OF 85.90 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42° 02' 21" EAST 101.16 FEET TO AN IRON; THENCE CONTINUING WITH THE REYNOLDS ROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 97.00 FEET AND A RADIUS OF 764.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 02° 01' 10" EAST 96.93 FEET TO AN IRON IN THE NORTHEAST CORNER OF LOT 1 STRATFORD PLACE AS RECORDED IN PLAT BOOK 7, PAGE 20, FORSYTH REGISTRY; THENCE PROCEEDING WITH THE NORTH LINE OF LOT 1 STRATFORD PLACE NORTH 87° 55' 37" WEST 286.11 FEET TO AN IRON; THENCE LEAVING THE LOT 1 STRATFORD PLACE LINE AND PROCEEDING NORTH 14° 29' 05" EAST 59.58 FEET TO AN IRON; THENCE NORTH 03° 56' 53" WEST 110.67 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING, CONSISTING OF 1.03368 ACRES +/- AND LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, ALL ACCORDING TO AN UNRECORDED PLAT OF SURVEY FOR TIMOTHY MAXWELL BY THOMAS A. RICCIO, PLS DATED 3/24/2021.