



**2021019874 00065**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$196.00**

PRESENTED & RECORDED:  
04-19-2021 10:54:20 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3602**  
**PG: 3824-3827**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$196.00

Parcel Identifier No.: 6834-86-8922.000

Mail after recording to: Pactolus Group 2, LLC, 1704 Elizabeth Avenue, Winston-Salem, NC 27103

This instrument was prepared by: Graystar Legal, 224 Cherry Street South, Suite C, Winston-Salem, NC 27101

Brief Description from the Index: Tax Lots 39 and 40, Block 939

THIS DEED made this 16th day of April, 2021, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p>Micol Morgan Parsons, a widow</p> <p>1610 Beaufort Court Kernersville, NC 27284</p>	<p>Pactolus Group 2, LLC, a North Carolina Limited Liability Company</p> <p>Mailing Address: 1704 Elizabeth Avenue Winston-Salem, NC 27103</p> <p>Property Addresses: 2046 Urban Street and 1027 East Sprague Street Winston Salem, NC 27107</p>

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1941/2167, Page 871/1, Forsyth County Registry.

Original to: Tammy Norton

A map showing the above described property is recorded in Plat Book 2, Page 9A, and referenced within this instrument.

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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Affecting Property 1:  
[Additional Exceptions for Property 1 may be listed here]
8. Affecting Property 2:  
[Additional Exceptions for Property 2 may be listed here]

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

  
Micol Morgan Parsons

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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Tammy H. Norton, Notary Public, do hereby certify that Micol Morgan Parsons personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of April, 2021.

Tammy H. Norton  
Official Signature of Notary  
Tammy H. Norton  
Printed or typed name of Notary

My Commission Expires: 1-7-2023

Tammy H. Norton  
Notary Public  
Forsyth County, NC  
My Commission Expires: 1-7-23

Exhibit "A"

Property 1:

BEING AND DESIGNATED as Lots Numbers 39 and 40, as shown on the plat of the property known as the A. E. Holton Home Place, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 9A, to which reference for a more particular description.

Property 2:

BEGINNING at a stake in the north line of East Sprague Street at a point 511.5 feet east of the northeast intersection of Nissen Avenue and East Sprague Street, running thence North 8° East along the east line of Landreth 162 feet to a point; thence South 82° East 40 feet to a point; thence South 8° West 162 feet to a point in the north line of East Sprague Street; thence with the north line of East Sprague Street North 82° West 40 feet to the BEGINNING; being sometimes known and designated as Lot No. 202, in Block 747, Winston Township on the Forsyth County Tax Map; being the same property as that described in Deed Book 1563 at Page 76, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Together with all the right, title, and interests of the Grantor herein in and to a certain common driveway easement executed by and between Charlie F. Cooke, Jr. and Wife, and Maggie C. Hoover, widow, dated May 18, 1970, and recorded in the Public Registry of Forsyth County. Deed Bk 1002, Page 348.

Tax Parcel Number: 6834-86-8922.000

Property Address: 2046 Urban Street, Winston-Salem, NC 27107