

**2021022077 00262**

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

**\$510.00**

PRESENTED & RECORDED

04/28/2021 04:50:42 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3605**

**PG: 2945 - 2947**

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**NORTH CAROLINA GENERAL WARRANTY DEED**

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Excise Tax: \$ 510.00

Block & Lot: LO100A BL5038

Parcel Identifier No. 6808-58-7821.00

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Mail after recording & all future tax bills to: **GRANTEES** at Mailing Address below

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

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**NO TITLE SEARCH PERFORMED OR REQUESTED**

**THIS DEED** made this 28th day of April, 2021 by and between:

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**GRANTOR**

**CHRISTINE B. GLIDEWELL**, Single

Mailing Address: 1507 Drumcliffe Road, Winston Salem, NC 27103

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**GRANTEES**

**NILE B. WARD** and wife, **JUDITH M. WARD**

Mailing Address & Subject Property: 5648 Stoneman Place, Pfafftown, NC 27040

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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 ATTACHED EXHIBIT A**

The above described property is not the primary residence of the Grantor. Prior deed reference in Deed Book 3474 at Page 3352, Forsyth County Registry.

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 Grantees, 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 ad valorem taxes for the current year.

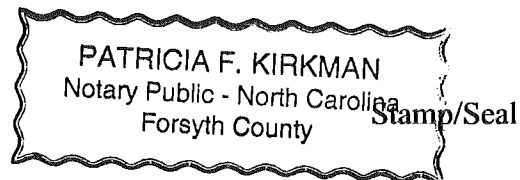
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the day and year first above written.

Christine B. Glidewell (SEAL)  
CHRISTINE B. GLIDEWELL, Grantor

NORTH CAROLINA Forsyth COUNTY

I, Patricia F. Kirkman a Notary Public in said State and for Christine Forsyth County do hereby certify that the following person **CHRISTINE B. GLIDEWELL** personally appeared before me this day acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 26<sup>th</sup> day of April, 2021.

Patricia F. Kirkman  
Notary Public  
My Commission Expires: 5/29/24



## Exhibit A

BEGINNING at an iron pipe located in the western right of way line of Stoneman Place, said iron pipe being located in the northeast corner of Lot 4, as shown on the Plat of Moravian Village, as recorded in Plat Book 23, Page 112, Forsyth County Registry, and running thence from the Beginning point along the western right of way line of Stoneman Place South 18 Degrees 19 Minutes 29 Seconds West 100.06 feet to an existing iron pipe; running thence North 71 Degrees 29 Minutes 11 Seconds West 212.68 feet to an existing iron pipe; running thence North 18 Degrees 13 Minutes 17 Seconds West 99.80 feet to an existing iron pipe; running thence South 71 Degrees 33 Minutes 29 Seconds East 212.86 feet to an iron pipe located in the western right of way line of Stoneman Place, the point and place of Beginning, containing 0.4881 acre more or less, all as per the survey made by Accurate Surveying PLLC, dated May 24, 2016 JN10345, and being the major portion of Lot 4, Moravian Village, Plat Book 23, Page 112, Forsyth County Registry.

Tax Parcel Number: 6808-58-7821 (Block 5038, Lot 100A)

Property Address: 5648 Stoneman Place, Pfafftown, NC 27040

TK