

2021026329 00274FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$188.00**

PRESENTED & RECORDED

05/18/2021 03:44:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3610**PG: 3454 - 3456****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$188.00****Tax Parcel Identification Number: 6867-24-2542.000**

This instrument was prepared by: Philip E. Searcy a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to: P. O. Box 906, Kernersville, NC 27285-0906****Property Address: 915 Walkertown Guthrie Road, Winston Salem, NC 27101**

Brief description for the Index: See Exhibit A

THIS DEED made this 11th day of May, 2021 by and between**GRANTOR**

**GOSPEL LIGHT BAPTIST CHURCH, James
Tedder, Trustee and Gerald Swaim, Trustee and
C.E. Martin, Trustee**

**890 Walkertown Guthrie Road
Winston Salem, NC 27101**

GRANTEE

**JAMES R. CAUDILL and wife,
ASHLEY B. CAUDILL**

**P.O. Box 906
Kernersville, NC 27285-0906**

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**, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 1625 Page 1106 Forsyth County Registry.

THIS IS ____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

James Tedder (SEAL) Gerald Swaim (SEAL)
JAMES TEDDER, Trustee GERALD SWAIM, Trustee
C.E. Martin (SEAL)
C.E. MARTIN, Trustee

STATE OF North Carolina

COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that James Tedder, Gerald Swaim, and C.E. Martin, Trustees for Gospel Light Baptist Church either being personally known to me or proven by satisfactory evidence (said evidence being N.C. Licenses), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 14th day of May, 2021.

Elizabeth F. Searcy
Notary Public
Name: Elizabeth F. Searcy
My Commission Expires: 11/25/2022

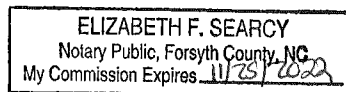


EXHIBIT A

BEGINNING at a point in the east right-of-way line of Walkertown Road, (also known as Walkertown-Guthrie Road), a corner with Carl Dillon (now or formerly) and running thence with the east right-of-way line of Walkertown Road North 12° 08' East 729.45 feet to a point, a corner with George M. Martin former homeplace tract; thence South 84° 45' East 137.8 feet to a point in line of E.R. Snyder (now or Formerly); thence with the line of E.R. Snyder, South 7° 05' East 745.5 feet to a point, a corner with Carl Dillon thence with Carl Dillon, North 84° 45' West 386.4 feet to the point and place of Beginning, and containing 4.43 acres and being the same property as conveyed to James F. Pulliam, Tract Two, Book 1142, Page 1361, Forsyth County Registry. See also Deed Book 883, Page 372, Tract One conveyed to Ola Martin Pulliam.

Also known as Lot 47C, Block 5357, Forsyth County Tax Maps as constituted on the date of this deed to which reference to which is hereby made for a more particular description.