

**2021029904 00274**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$462.00**

PRESENTED &amp; RECORDED

06/04/2021 04:43:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3615****PG: 2298 - 2300****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$462.00**Tax Parcel Identification Number:** 6824-39-2054.000**This instrument was prepared by:** Julian P. Robb, 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:** 1143 Melrose Street, Winston-Salem, NC 27103**Property Address:** 1143 Melrose Street, Winston-Salem, NC 27103

Brief description for the Index: Tract, Melrose Street

THIS DEED made this 3<sup>rd</sup> day of June, 2021 by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
MICHAEL NEVE and wife, MORGAN NEVE  1330 Teagues Xing Winston-Salem, NC 27103	SAMUEL SCOTT KINKADE and wife, LINDSAY MICHELLE KINKADE  1143 Melrose Street Winston-Salem, NC 27103

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:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**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 back title reference, see the deed recorded in Book 3374, Page 984, Forsyth County Registry.

THIS IS ✓ OR IS NOT \_\_\_\_\_ 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 valid and enforceable 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.

Michael Neve (SEAL) Morgan K Neve (SEAL)  
MICHAEL NEVE MORGAN NEVE

STATE OF NC

COUNTY OF Forsyth

I, Ethan Jordan, a Notary Public for the County of Forsyth and State of NC, do hereby certify that Michael Neve and wife, Morgan Neve, either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), 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 3 day of June, 2021.

Ethan Jordan  
Notary Public  
Name: Ethan Jordan  
My Commission Expires: 8/5/2025

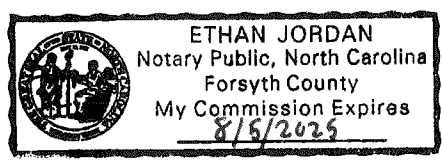


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING at a stake on the east side of Melrose Street, said stake being 53 feet north of the northeast intersection of Sherwood Drive and Melrose Street, running thence North  $01^{\circ} 20'$  East 59.77 feet to a stake; thence South  $88^{\circ} 42'$  East 173.34 feet to a stake; thence South  $03^{\circ} 40'$  West 59.83 feet to a stake; thence North  $88^{\circ} 42'$  West 170.9 feet to a stake in Melrose Street, the place of Beginning, being known and designated as part of Block M as shown on the map of the John H. Nading property recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, page 82; also shown as Lot 109E, Block 1682, as shown on the City-County Tax Map. Being part of the property conveyed to Thomas A. Saunders and wife, Sallie L. Saunders, by B. B. King and wife, Nellie B. King, by deed recorded in Book 612, page 389 and being the same property conveyed to William Lee Kinney, Jr. and wife, Imogene Williamson Kinney, by Thomas A. Saunders and wife, Sallie L. Saunders, by deed recorded in Deed Book 62, page 39 in the Office of the Register of Deeds of Forsyth County, North Carolina.