

2021031768 00085

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1900.00
 PRESENTED & RECORDED
 06/15/2021 11:43:07 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3617**PG: 3653 - 3655**

Submitted electronically by "Craig 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,900.00**Tax Parcel Identification Number:** 6816-70-3225.000

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. Deed preparation only – no title opinion rendered.

Return to: 2868 Fairmont Road, Winston-Salem, NC 27106**Mail Tax Bill to:** 2868 Fairmont Road, Winston-Salem, NC 27106**Property Address:** 2868 Fairmont Road, Winston-Salem, NC 27106

Brief description for the Index: 0.781 acres, Fairmont Road

THIS DEED made this 10th day of June, 2021 by and between

GRANTOR

BRENT W. COLLINS and wife,
 KATHERINE S. COLLINS

2936 Reynolds Square
 Winston-Salem, NC 27106

GRANTEE

GREGORY RAY SOUTH, unmarried and
 LAURIE FORCIER JONES, unmarried,
 as Joint Tenants with Right of Survivorship

2868 Fairmont Road,
 Winston-Salem, NC 27106

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.**

For back title reference, see the deed recorded in Book 3380, Page 3878, 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.

Brent W. Collins
BRENT W. COLLINS

(SEAL) Katherine S. Collins (SEAL)
KATHERINE S. COLLINS

STATE OF North Carolina

COUNTY OF Forsyth

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Brent W. Collins and wife, Katherine S. Collins, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), 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 10 day of June, 2021.

Sarah Dawson
Notary Public
Name: Sarah Dawson
My Commission Expires: August 12, 2025

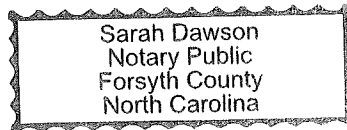


EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being in Winston Township, Forsyth County, North Carolina and beginning at an existing iron pipe located in the southern right of way line of Fairmont Road, the northwest corner of the property of John R. Loftin, now or formerly (Book 1033, Page 427, Forsyth County Registry; Tax Lot 16A of Tax Block 2958, Forsyth County Tax Records); running thence with the western line of said Loftin, South 16° 58' 49" East 200.53 feet to an existing iron pipe located in the northern line of Thomas D. Calloway, now or formerly (Book 1651, Page 4204, Forsyth County Registry; Tax Lot 102 of Tax Block 2958, Forsyth County Tax Records); running thence South 73° 06' 12" West 169.99 feet to an existing iron pipe, the southeast corner of the property of David L. Bodenhamer, now or formerly (Book 1110, Page 248, Forsyth County Registry; Tax Lot 16C of Tax Block 2958, Forsyth County Tax Records); running thence with the east line of said Bodenhamer, North 16° 54' 56" West 200.01 feet to a new iron pipe located in the southern right of way line of Fairmont Road; running thence with said right of way, North 72° 55' 42" East 169.76 feet to an existing iron pipe, the point and place of beginning and containing 0.781 acres, more or less. Being Tax Lot 16D of Tax Block 2958, Forsyth County Tax Records. Also known as a portion of Lot 16 of Merry Acres as recorded in Plat Book 23, Page 57, Forsyth County Registry. The foregoing description was taken from a plat survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/26/96; Job No. 2492-1 and entitled "Map for Nick G. Chrysson, Jr. and Jennifer W. Chrysson."