

2021039998 00089

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

\$54.00

PRESENTED & RECORDED

07/27/2021 11:11:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3628

PG: 1245 - 1248

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$54.00 Recording Time, Book and Page
Parcel Identifier No. 6833-66-7142.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361
This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 27th day of July, 2021, by and between

GRANTOR

Teresa Walker Bowers and spouse, John Allen Bowers, Jr.

Mailing Address: 1286 Stonegate Drive, Winston-Salem, NC 27107

GRANTEE

**Seedling Home Buyers, LLC
A North Carolina Limited Liability Company**

**Mailing Address: P.O. Box 1163, Lewisville, NC 27023
Property Address: 3912 Overdale Road, Winston-Salem, NC 27107**

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

submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit "B" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3399, Page 590, Forsyth County Registry.

All or a portion of the property herein conveyed ___includes or xdoes not include the primary residence of a Grantor.

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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record.

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

Teresa Walker Bowers (SEAL)
Teresa Walker Bowers

John Allen Bowers, Jr. (SEAL)
John Allen Bowers, Jr.

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Teresa Walker Bowers and spouse, John Allen Bowers, Jr.

Witness my hand and Notarial stamp or seal this 27th day of July, 2021.

Mark L. McGuire
Notary Public

Mark L. McGuire

Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2022

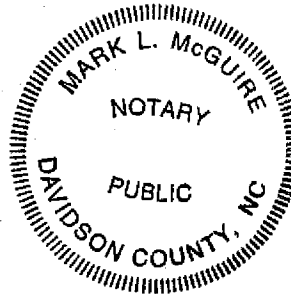


EXHIBIT 'B'**TRACT 'B'**

Beginning at an iron stake in the western right-of-way of Overdale Road; said iron stake being the northeast corner of the property described in Deed Book 2036, Page 603; and also being located N.22°17'34"W., 99.85' from the southeast corner of said property; thence with the northern line of said property S.89°46'02"W., 165.58' to a new iron stake; thence on new lines the four (4) following courses and distances: N.0°29'01"W., 27.30' to an iron stake; S.89°20'05"W., 17.56' to an iron stake; N.0°39'55"W., 14.59' to an iron stake and N.15°49'48"E., 58.59' to an iron stake located N.89°59'08"E., 104.29' from the northwest corner of the property described in Deed Book 2120, Page 2128 of the Forsyth County Register of Deeds Office of Forsyth County, North Carolina; thence with the northern line of said property; N.89°59'08"E., 126.82' to an iron stake in the western right-of-way of Overdale Road; thence with the western right-of-way of Overdale Road, S.22°41'42"E., 105.59' to the place of beginning and containing 15,023 square feet more or less.

The above described parcel lying in Winston Township and the eastern portion of lot no. 19-C as shown in the Forsyth County Tax Map Block 2719 as shown in the Forsyth County Tax Department; said property more particularly described as the eastern portion of the property described in Deed Book 2120, Page 2128 as recorded in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on June 6, 2003.

The above described property shall be allowed rights of access along a 25' non-exclusive access easement described as follows: Beginning at the southwest corner of the above described parcel and running thence S.89°46'02"W., 25.00' to a point; N.00°29'01"W., 25.00' to a point and N.89°46'02"E., 180.36' in the western right-of-way of Overdale Road; thence with the western right-of-way of said road S.22°41'42"E., 27.05' to an iron stake and S.89°46'02"W., 165.58' to the place of beginning.

MINOR SUBDIVISION
APPROVAL

for *Angela D. Allberry* 7/17/03
Director, City-County date
Planning Board