

2021041334 00163

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
08/02/2021 12:46:34 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPT

BK: RE 3629  
PG: 4498 - 4499

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No.: 6825-37-5158 (Block 1315, Lot 001C)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1919 Runnymede Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: metes and bounds, Runnymede

THIS DEED made this 30<sup>th</sup> day of July, 2021 by and between,

GRANTOR	GRANTEE
<p data-bbox="381 1136 703 1203"><b>FRANCIS LEE BRYAN</b> (unmarried)</p> <p data-bbox="280 1226 807 1283">Mailing Address: 1919 Runnymede Road, Winston-Salem, NC 27104</p>	<p data-bbox="1008 1136 1395 1230"><b>FRANCIS LEE BRYAN and,</b> <b>SARAH FELTY KAIROFF</b> as tenants in common</p> <p data-bbox="940 1255 1466 1312">Mailing Address: 1919 Runnymede Road, Winston-Salem, NC 27104</p>

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 Exhibit A attached hereto and incorporated herein by reference.

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104

**EXHIBIT NOT ATTACHED AT RECORDING**

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3560, Page 3365, Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Francis Lee Bryan (SEAL)  
Francis Lee Bryan

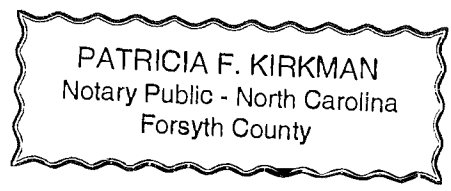
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Francis Lee Bryan**

Date: 7.30.21

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5.29.24