

2021045749 00093

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
 08/24/2021 10:19:09 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3635**PG: 1093 - 1095**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210.00**Parcel Identifier No.: 6837-24-8181.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: 4104 Stillwater Dr. Winston-Salem, NC 27106This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 23rd day of August, 2021 by and between

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| GRANTOR: MICHAEL D. CARTER and wife, LISA WIGGINS CARTER Address: PO BOX 1037 Kernersville, NC 27285 | GRANTEE: BRYAN R. WOLFE (unmarried) Address: 3737 Patterson Avenue Winston Salem, NC 27105 |
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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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 2969, Page 73, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Michael D. Carter (SEAL)
MICHAEL D. CARTER

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| WENDY B. MILLER Notary Public Forsyth County, NC SEAL | STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> |
| | I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that MICHAEL D. CARTER personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23rd</u> day of <u>August</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public |

By: Lisa Wiggins Carter (SEAL)
LISA WIGGINS CARTER

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| WENDY B. MILLER Notary Public Forsyth County, NC SEAL | STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> |
| | I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LISA WIGGINS CARTER personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23rd</u> day of <u>August</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public |

EXHIBIT "A"**LEGAL DESCRIPTION:**

Beginning at an iron stake in the East Margin of New U.S. Highway #52, running thence North 4 degrees 30 minutes East along the Eastern Margin of Highway 52 508.4 feet to an iron stake; thence South 89 degrees 30 minutes East 61.7 feet to an iron stake; thence South 0 degrees 56 minutes West 78.1 feet to an iron stake; thence South 88 degrees 55 minutes East 296.7 feet to an iron stake; thence South 0 degrees 11 minutes West 242.4 feet to an iron stake, the Southwest corner of Lot #102 of Block G Tallywood Subdivision; thence North 87 degrees 02 minutes West 378.7 feet to an iron stake in the Eastern margin of New U.S. Highway #52, the place of beginning, said property being all of the land lying East of the East Margin of said Highway owned by the Grantor and as surveyed by H.A. Burns on August 17, 1953 and being known and designated as Lot #13 in Block 3440 and Lot #101 in Block 1691 in the Office of the Tax Supervisor of Forsyth County, North Carolina. For further reference see Deed Book 1860, Page 1160, Forsyth County Registry.

PROPERTY ADDRESS: 3737 PATTERSON AVENUE, WINSTON SALEM, NC 27105

PARCEL ID #: 6837-24-8181.000