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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/13/2021 09:20:46 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3639**PG: 4326 - 4329**

Excise Tax: \$-0-

Recording Information

Drafted by: Tamara A. Fleming, Attorney at Law, 284 S. Main St, Mocksville, NC 27028

Mail to: Grantees @ 3054 Bonbrook Drive, Winston-Salem, NC 27106

Property Address: 3054 Bonbrook Drive, Winston-Salem, NC 27106

TAX PIN: 6817-45-7719.000

WARRANTY DEED

THIS DEED made this 7 day of September, 2021, by and between **LAURA K. WARD** (Grantor Address: 3054 Bonbrook Drive, Winston-Salem, NC 27106) and **RICHARD THOMAS WARD** (Grantor Address: 183 Brookstone Drive, Advance, NC 27006); hereinafter referred to as the GRANTORS, to **LAURA K. WARD** (Grantee Address: 3054 Bonbrook Drive, Winston-Salem, NC 27106) and **RICHARD THOMAS WARD** (Grantee Address: 183 Brookstone Drive, Advance, NC 27006); hereinafter referred to as the GRANTEES;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple, all that certain parcel of land situated (the "property") in Winston Township, Forsyth County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:

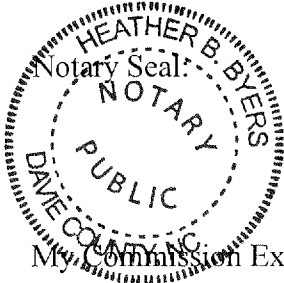
Laura K. Ward (SEAL)
Laura K. Ward

STATE OF NORTH CAROLINA

COUNTY OF Davie

I, a Notary Public, of the aforesaid County, do hereby certify that Laura K. Ward, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7 day of September, 2021.



Heather B. Byers
Signature of Notary Public

Heather B. Byers
Printed Name of Notary Public

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:

Richard Thomas Ward (SEAL)
Richard Thomas Ward

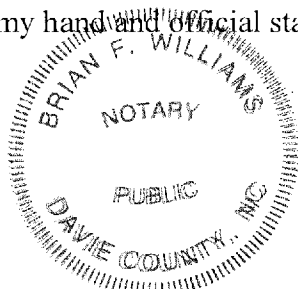
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I, a Notary Public, of the aforesaid County, do hereby certify that Richard Thomas Ward, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30th day of August, 2021.

Notary Seal:



Brian F. Williams
Signature of Notary Public

Brian F. Williams
Printed Name of Notary Public

My Commission Expires: 11-1-2025

EXHIBIT A

BEGINNING at a 1 inch iron in the western corner of Laura K. Ward (Bk 3458, Pg 2982) and the northern corner of Corliss Duren Cook (Bk 1844, Pg 551) and the eastern line of Stephanie H. Norman (Bk 2249, Pg 3198); thence with Norman's eastern line North 36 deg 33 min 21 sec East passing through an iron at 54.06 for a total of 104.03 ft to an iron; thence continuing with Norman's line North 00 deg 42 min 14 sec East 7.35 ft to an iron; thence continuing North 00 deg 42 min 14 sec East 23.97 ft to an iron in the southwest corner of Deborah Long (Bk 3451, Pg 521); thence with Long's southern line and southern line of Thomas E. Styers, Jr. (Bk 2000, Pg 1932) South 51 deg 10 min 55 sec East passing through an iron at 24.95 ft and a rebard at 348.61 ft for a total of 352.40 ft to a point in the eastern corner of the herein described lot and western edge of pavement of Bonbrook Drive; thence running along edge of pavement of Bonbrook Drive South 13 deg 40 min 32 sec West 25.36 ft to a point in Bonbrook Drive; thence with Cook's northern line North 50 deg 04 min 37 sec West passing through an iron at 24.58 ft for a total of 394.18 ft to the point and place of **BEGINNING**, containing 1.1083 acres, more or less, as surveyed by Bud E. Baughman, PLS, dated 7-21-2020.

Note: The purpose of this deed is to have the property description conform with new survey.

NTE/TAF
Ward, Richard Thomas