

2021057136 00139FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$660.00**

PRESENTED & RECORDED

10/19/2021 02:10:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3649**PG: 74 - 76****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$660.00

Parcel Identifier No.: 6817-72-5248 (Block 3444, Lot 018)

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

Mail tax bills to Grantee: 751 W. 4th Street, Suite 110, Winston-Salem, NC 27101

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, Reynolda Road

THIS DEED made this 25~~th~~ day of August, 2021 by and between,

GRANTOR	GRANTEE
JOHN A. NELMS and wife, DEBORAH J. NELMS	2641 REYNOLDA ROAD, LLC a North Carolina limited liability company
Mailing Address: 222 Orchard Park Drive, Advance, NC 27006	Mailing Address: 751 W. 4 th Street, Suite 110, Winston-Salem, NC 27101

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: 2641 Reynolda Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1749, Page 700, Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

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.

John A. Nelms (SEAL)
John A. Nelms

Deborah J. Nelms (SEAL)
Deborah J. Nelms

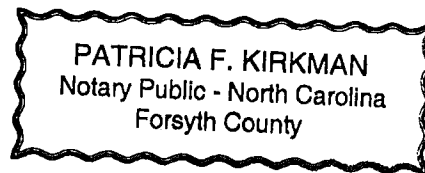
State of North Carolina, County of Forsyth

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: **John A. Nelms and, Deborah J. Nelms**

Date: 8-25-21

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Exhibit A

BEGINNING at an iron located at the intersection of the southern line of Huntington Court as referenced in Condominium Book 1, Page 111 of the Forsyth County Registry, the eastern right of way of Reynolda Road, and the northwestern corner of the herein described tract; running thence with the southern line of Huntington Court as referenced above North 58 degrees 18' 27" East 284.30 feet to a point in the center line of a creek; thence with the center line of said creek, as it meanders, a new line, the random line which is South 10 degrees 18' 36" East 134.09 feet to a point; thence South 58 degrees 13' 48" West 235.70 feet to an iron in the eastern right of way line of Reynolda Road; thence running with the eastern right of way line of Reynolda Road North 31 degrees 34' West 125.14 feet to an iron, said iron being the point and place of BEGINNING. This property is also known and designated as Lot 18, Block 3444 of the Forsyth County Tax Maps as presently constituted. This also is, in all respects, that same property conveyed in Deed Book 1707, Page 475 of the Forsyth County Registry. This description taken from a survey prepared by Daniel W. Donathan, Registered Land Surveyor, dated June 29, 1992 and entitled "Property of John A. Nelms."

Tax Parcel Number: 6817-72-5248 (Block 3444, Lot 018)

Property Address: 2641 Reynolda Road, Winston-Salem, NC 27106

