

2021058746 00065
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00
 PRESENTED & RECORDED
 10/27/2021 10:26:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3651
PG: 181 - 183

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6847-68-4564.000 Verified by Forsyth County on the ___ day of _____, 2021

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tracts Oakdale Drive

THIS DEED made this 22nd day of October, 2021, by and between

GRANTOR	GRANTEE
Nathanael James Stephens, unmarried	Robert D. Keifer and spouse, Ellis E. Keifer
	<u>Property Address:</u> 4879 Oakdale Drive Winston-Salem, NC 27105
	<u>Mailing Address:</u> 1033 Miller Street Winston-Salem, NC 27103

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is the primary residence of one or more of the Grantors.

For back title, see Book 3269, Page 3206, Forsyth County Registry

Submitted electronically by "Holton Law Firm"
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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


Nathanael James Stephens (SEAL)

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 therein and in the capacity indicated: Nathanael James Stephens.

Date: October 22nd, 2021

Cassidy J. Miller
Notary Public
CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2022

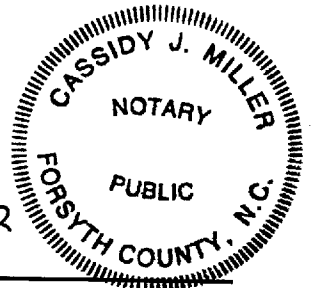


Exhibit A

TRACT I: Fronting on the northwest side of Dippen Road and being known and designated as Lots Nos. 1, 2, 3 and 4, as shown on the Map of Property of Mrs. Emma Webster Fulton as surveyed and platted by F.O. Jones, Surveyor, in April, 1947, and recorded in Plat Book 12, Page 145, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT II: Fronting on the Northwest side of Dippen Road and being known and designated as Lots Nos. 5, 6, 7, 8 and 9 as shown on the Map of Property of Mrs. Emma Webster Fulton as surveyed and platted by F.O. Jones, Surveyor, in April, 1947, and recorded in Plat Book 12, Page 145, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT III: BEGINNING at an iron stake at the Southeast corner of Lot 39 as shown on the Map of the Perry Property as recorded in Plat Book 2, Page 99, in the Office of the Forsyth County Registry, in the North right of way line of the Old Walkertown Road; thence, running with the East line of the tract described as Lot 39 above referred to North $2^{\circ} 16' 15''$ East 175.63 feet to an iron stake at the Northeast corner of said Lot 39; thence continuing in a Northwardly direction with the East lines of Lots 34, 33, and 32 as shown on said plat, a distance of 162 feet more or less to an iron stake at the Northeast corner of Lot 32 as shown on said plat; thence running in an Eastwardly direction on the bearing of the common boundary between Lots 31 and 32, extended, a distance of 30 feet to an iron stake; thence running in a Southwardly direction on a line parallel with the West line of the herein described tract 342.7 feet more or less to an iron stake in the North right of way line of Old Walkertown Road; thence running with the said right of way line in a Westwardly direction 30 feet to the point and place of BEGINNING. For further reference is deed recorded in Deed Book 612, Page 378 and Book 1156, Page 892, in the Forsyth County Registry.

SAVE AND EXCEPT THAT PROPERTY CONVEYED IN BOOK 1377, PAGE 1203, FORSYTH COUNTY REGISTRY.