

2021059859 00224

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED

11/01/2021 04:17:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3652**PG: 2602 - 2604**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00**Tax Parcel Identification Number:** 6834-94-9573.000

This instrument was prepared by: T. Lawson Newton, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 2606 Thomasville Road, Winston-Salem, NC 27107**Property Address:** 2606 Thomasville Road, Winston-Salem, NC 27107

Brief description for the Index: Thomasville Road

 THIS DEED made this 1st day of November, 2021 by and between

GRANTOR

KEITH TUTTLE and wife,
 FAITH OLIVER TUTTLE

3500 Jeketer Court
 Winston-Salem, NC 27105

GRANTEE

DANIELLE S. WOOD

2606 Thomasville Road
 Winston-Salem, NC 27107

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.


For back title reference, see the deed recorded in Book 3516 Page 535, Forsyth County Registry.

THIS IS _____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2021 property taxes.

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


KEITH TUTTLE

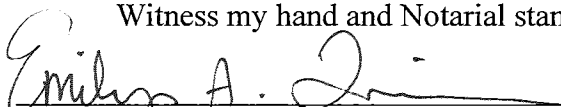
(SEAL)  (SEAL)
FAITH OLIVER TUTTLE

STATE OF North Carolina

COUNTY OF Forsyth

I, Emily A. Zimmerman, a Notary Public for the County of Davidson and State of North Carolina, do hereby certify that Keith Tuttle and wife, Faith Oliver Tuttle, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 1st day of November, 2021.


Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

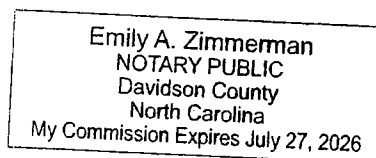


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING AT AN IRON IN THE COMMON, SOUTHERN CORNER OF LOT 21 AND LOT 22 AS SHOWN ON THE PLAT OF F.M. HAHN PROPERTY AS RECORDED IN PLAT BOOK 7, PAGE 21, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; RUNNING THENCE WITH SAID LOT 22' S EASTERN LINE, NORTH 08 DEGREES 49 MINUTES 52 SECONDS EAST 149.89 FEET TO AN IRON; THENCE SOUTH 81 DEGREES 00 SECONDS EAST 28.62 FEET TO AN IRON; THENCE SOUTH 18 DEGREES 40 MINUTES 40 SECONDS EAST 168.91 FEET TO AN IRON; THENCE WITH THE NORTHERN MARGIN OF A FIFTEEN-FOOT ALLEY, NORTH 81 DEGREES 14 MINUTES 49 SECONDS WEST 106.64 FEET TO AN IRON; THE POINT AND PLACE OF BEGINNING. BEING A PART OF LOT 21 OF THE F.M. HAHN PROPERTY RECORDED IN PLAT BOOK 7, PAGE 021 OF THE FORSYTH COUNTY REGISTRY, A TRIANGULAR STRIP OF LAND FORMERLY LONG STREET NOW CLOSED AND ANOTHER TRIANGULAR STRIP OF LAND IN THE EXTREME SOUTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT. ALL ACCORDING TO UNRECORDED SURVEY FOR JOSEPH EDWARD FRANKLIN, R.L.S., #L-865, JOSEPH E. FRANKLIN SURVEYING COMPANY, DATED 12 JUNE 1996, JOB NO 16-727. TOGETHER WITH IMPROVEMENTS LOCATED THEREON.