

2021062488 00288FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1865.00

PRESENTED & RECORDED

11/15/2021 04:43:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3655**PG: 3007 - 3009****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 1865.00

Parcel Identifier No.: 6815-88-7843 (Block 1438, Lot 108)

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

Mail tax bills to Grantee: 2720 Forest Drive, Winston-Salem, NC 27104

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: Lot 108 Westview and part of "Park and Playground"

THIS DEED made this 12 day of November, 2021, by and between,

| GRANTOR | GRANTEE |
|---|---|
| <p data-bbox="240 1150 673 1220">RUSSELL L. BERNTHAL and wife, LISA K. BERNTHAL</p> <p data-bbox="167 1247 748 1308">Mailing Address: 4469 Della Crescent Way, Winston-Salem, NC 27106</p> | <p data-bbox="982 1150 1330 1220">RICHARD M. IVEY and wife, SOPHIE R. IVEY</p> <p data-bbox="907 1247 1406 1308">Mailing Address: 2720 Forest Drive, Winston-Salem, NC 27104</p> |

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: 2720 Forest Drive, Winston-Salem, NC 27104

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2947, Page 3459, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 3, Page 55A.

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.

The (rear) portion of the Property acquired from the W.N. Reynolds Residuary Trust and as described in the deed recorded in Book 2947, Page 3425, Forsyth County Registry, is subject to the following additional restrictions, which shall run with the Property in the hands of all persons:

- 1. The Property shall remain as green space and not be developed;
- 2. The Property cannot be combined with Grantee's adjoining numbered lot property for purposes of development and/or improvement of such numbered lot property; and
- 3. No new structure may be constructed or placed on the Property.

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

Russell L. Bernthal (SEAL)
 Russell L. Bernthal

Lisa K. Bernthal (SEAL)
 Lisa K. Bernthal

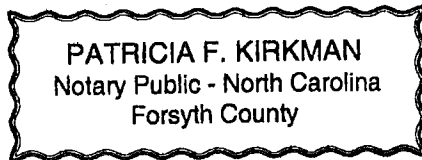
State of North Carolina, County of Forsyth

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: **Russell L. Bernthal and Lisa K. Bernthal.**

Date: 11-12-21

Patricia F. Kirkman
 Notary Public

Patricia F. Kirkman
 printed or typed name of notary public



My Commission Expires: 5-29-24

Exhibit A

Lying in Winston Township of Forsyth County, N.C. and commencing at a 1" existing iron found being located in the west right of way of North Westview Drive between Reynolds Drive and Forest Drive, being located approximately 210.97 feet from the intersection of the south right of way of Forest Drive and the west right of way of North Westview Drive, being located at the northeast corner of Block 1438, Tax Lot 201C (parcel number 6815-98-4746), being located at the southeast corner of Block 1438, Tax Lot 110A (parcel number 6815- 88-9798), and being the point and place of COMMENCEMENT;

Running thence North 68 degrees 18 minutes 21 seconds West for a distance of 396.13 feet to a 1" existing iron pipe at the northwest corner of property purchased by Grantor from the W.N. Reynolds Residuary Trust by instrument recorded in Book 2947, Page 3425 , also located at the southwest corner of property purchased by Grantor by instrument recorded in Book 1859 page 2987, said property being Lot 108 as described on a map entitled "A Revised Map of Westview, Winston-Salem, N.C. Section 1" made by J.E. Ellerbe, Civil Engineer, dated March 1923, and recorded in Plat Book 3, Page 55A, Forsyth County Registry (the "Westview Map"), point and place of BEGINNING;

Thence in a northeastern direction with the common line between lots 108 and 107 as described in the Westview Map for a distance of 200.00, the northwest corner of Lot 108; thence in a southeastern direction with the southern right of way margin of Forest Drive (designated as "Westview Drive (East)" on the Westview Map) for a distance of 110 feet, the northeast corner of Lot 108; thence in a southwestern direction with the common line between Lots 108 and 109 as described in the Westview Map for a distance of 200 feet to a ½" existing iron pipe, the southeast corner of Lot 108; thence South 18 degrees 43 minutes 09 seconds West for a distance of 92.75 feet to a ½" iron rod set; thence North 76 degrees 28 minutes 10 seconds West for a distance of 64.50 feet to a ½" iron rod set; thence North 76 degrees 28 minutes, 10 seconds West for a distance of 44.93 feet to a ½" iron rod set; thence North 18 degrees, 43 minutes, 19 seconds East for a distance of 108.92 feet to a 1" existing iron pipe at the point and place of Beginning.

Tax Parcel Number: 6815-88-7843 (Block 1438, Lot 108)

Property Address: 2720 Forest Drive, Winston-Salem, NC 27104

TK