

2022009026 00160

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/23/2022 01:43:13 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3677
PG: 3205 - 3207

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

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: Tract Oakdale Drive

THIS DEED made this 22 day of February, 2022, by and between

GRANTOR	GRANTEE
Robert D. Keifer and spouse, Ellis E. Keifer	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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3651, Page 181, Forsyth County Registry. The purpose of this deed is to combine the description of the parcels making up this property.

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.

Robert D. Keifer (SEAL)
Robert D. Keifer

Ellis E. Keifer (SEAL)
Ellis E. Keifer

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: Robert D. Keifer and Ellis E. Keifer.

Date: 2/2/2007

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2/5/2007

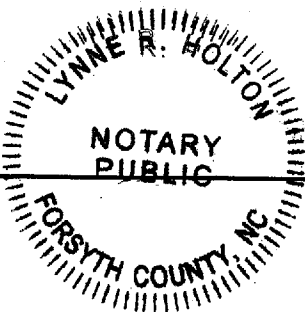


EXHIBIT A

Property Description

4879 Oakdale Drive, Winston Salem, NC 27105

PIN 6847-68-4564.000

BEGINNING at an iron rod in the North margin of the right-of-way of Old Walkertown Road, the Southwest corner of the within-described property and the Southeast corner of property of Charles W. Burlson (DB 2096, P 2201); running thence North $03^{\circ} 34' 54''$ East 337.37 feet to an iron pipe, the Northwest corner of the within-described property and a common corner with property of Michal Vasica (DB 2937, P 3247), Judy Stoltz Hundley (DB 3570, P 768) and Pamela Y. Benton (DB 2320, P 4516); running thence with said Benton's line the following calls and distances:

South $87^{\circ} 25' 16''$ East 28.05 feet to a new iron pipe;

South $03^{\circ} 49' 37''$ West 25.56 feet to an existing iron rod;

North $48^{\circ} 56' 54''$ East 15.03 feet to an existing iron pipe;

South $52^{\circ} 03' 24''$ East 199.55 feet to an existing iron pipe in the West right-of-way line of Oakdale Drive; running thence with said West right-of-way line South $36^{\circ} 57' 19''$ West 259.00 feet to a rebar and the intersection of the West right-of-way line of Oakdale Drive and the North right-of-way line of Old Walkertown Road; running thence with the North right-of-way line of Old Walkertown Road North $80^{\circ} 44' 25''$ West 61.18 feet to an iron rod, the point and place of the BEGINNING.

Consisting of 0.973 acre, more or less, as shown on a survey for Robert D. and Ellis E. Keifer by Kale Engineering dated 11/22/2021 and bearing Job No. 21178. Being in all respects the same property as that described in DB 3651, P181.