

**2022009030 00164**

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

**\$165.00**

PRESENTED & RECORDED

02/23/2022 02:30:38 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3677**

**PG: 3212 - 3214**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$165.00**

Parcel Identifier No. 6837-77-7771.000

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to:

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 23rd day of February, 2022 by and between

**GRANTOR**

**KERRY D. SMITH (SINGLE)**

**4794 N. CHERRY STREET, WINSTON-SALEM, NC 27105**

**GRANTEE**

**ELI NORMAN GROGAN**

**445 CROSSING CREEK DRIVE, BELEWS CREEK, NC 27009**

**SUBJECT PROPERTY: 4724 OLD RURAL HALL ROAD, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3588, Page 977, Forsyth County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

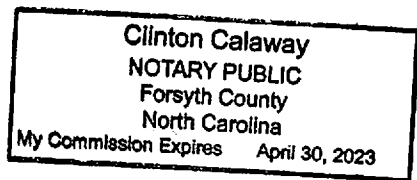
*Kerry Smith* (SEAL)  
KERRY D. SMITH  
\_\_\_\_\_  
(SEAL)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **KERRY D. SMITH (SINGLE)**. Witness my hand and official stamp or seal, this the 23 day of February, 2022.

My Commission Expires: 4/30/23

*Clinton Calaway*  
Notary Public  
Print Notary Name: Clinton Calaway



**Exhibit A**

**Beginning at a stake on the West side of Old Rural Hall Road, being the Northeast corner of Lot No 8, and also being the corner of the Old Rural Hall Road and Wooded Avenue; running thence Westwardly along the Northern line of Lot No. 6, 190 feet to a stake, being the Northwest corner of Lot No. 6, and the Northeast corner of Lot No. 11; running thence Northwardly along the rear lines of Lots Nos. 10 and 9, 60 feet to a stake in the South line of Wooded Avenue; running thence 190 feet along the South line of Wooded Avenue to the point of Beginning, being know and designated as Lots 7 and 8 according to the Map or Plat of Cox Estates, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, page 70.**

**Trace 2:**

**Beginning at a stake on the West side of Old Rural Hall Road at the Northeast corner of Lot No. 5, and runs Northwardly with the West side of the Old Rural Hall Road 30 feet to a stone, the Southeast corner of Lot No. 7, thence Westwardly with the South lien of Lot No. 7, 190 feet to a stake, the Southwest corner of Lot No. 7, thence Southwardly 30 feet to a stake, the Northwest corner of Lot No. 5, thence Eastwardly with the North line of Lot No. 5, 190 feet to the beginning corner of the West side of Old Rural Hall Road, being known and designated as Lot No. 6, according to the map or plat recorded in the Office of the Register of Deeds of Forsyth County, NC, Plat Book 12, page 70.**

**The same also transferred to Grantor by General Warranty Deed in the Office of the Register of Deeds of Forsyth County, NC Book RE 3123, pages 3181-3182.**

**And the said Grantors covenant with the Grantee that the Grantors are seized of the property conveyed herein in fee simple, have a right to convey the same, that the title to the property is marketable and free and clear of all encumbrances except for 2020 property, taxes, public utilities which are visible or of record and restrictive covenants and deed of trust lien of record, and that they will forever warrant and defend the title thereto against the lawful claims of all persons, subject to the exceptions listed herein.**