

**2022012246 00161**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$280.00

PRESENTED & RECORDED

03/14/2022 12:31:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3681 PG: 3345 - 3348

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.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~11~~ 280.00

Parcel Identifier No. 6837-86-2288.000

Mail after recording to: Grantee at address shown below

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 10 day of March, 2022 by and between

**GRANTOR**

**SUSAN COX KINCAID AND HUSBAND, HAROLD L. KINCAID  
1217 SHEILA COURT, RURAL HALL, NC 27045**

**AND**

**ANNA COX MCALLISTER AND HUSBAND, CRAIG LINEBACK MCALLISTER  
2409 LAKE DRIVE, RALEIGH, NC 27605  
(HEIRS OF JEAN H. COX-ESTATE FILE 22E541)**

**GRANTEE**

**RENATO SALAS SANCHEZ  
4500 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 the Estate of Jean H. Cox-22E541 and by that instrument recorded in Book 2089 Page 476, 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 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 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.

Susan Cox Kincaid (SEAL)  
SUSAN COX KINCAID

Harold L. Kincaid (SEAL)  
HAROLD L. KINCAID

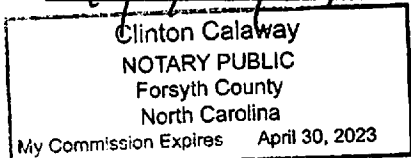
\_\_\_\_ (SEAL)  
ANNA COX MCCALLISTER

\_\_\_\_ (SEAL)  
CRAIG LINEBACK MCALLISTER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SUSAN COX KINCAID AND HUSBAND, HAROLD L. KINCAID**. Witness my hand and official stamp or seal, this the 10 day of March, 2022.

My Commission Expires: 4/30/23



[Signature]  
Notary Public  
Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA - \_\_\_\_\_ COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ANNA COX MCALLISTER AND HUSBAND, CRAIG LINEBACK MCALLISTER**. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of March, 2022.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Print Notary Name: \_\_\_\_\_

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 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.

\_\_\_\_\_  
(SEAL)

SUSAN COX KINCAID

\_\_\_\_\_  
(SEAL)

HAROLD L. KINCAID

*Anna Cox McCallister* \_\_\_\_\_  
(SEAL)

ANNA COX MCCALLISTER

*Craig Lineback McCallister* \_\_\_\_\_  
(SEAL)

CRAIG LINEBACK MCCALLISTER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: SUSAN COX KINCAID AND HUSBAND, HAROLD L. KINCAID. Witness my hand and official stamp or seal, this the \_\_\_\_ day of March, 2022.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

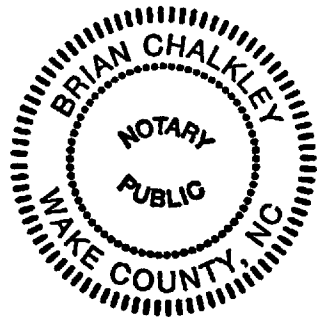
STATE OF NORTH CAROLINA - Wake COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: ANNA COX MCCALLISTER AND HUSBAND, CRAIG LINEBACK MCCALLISTER. Witness my hand and official stamp or seal, this the 10 day of March, 2022.

My Commission Expires: 10/20/25

*Brian Chalkley* \_\_\_\_\_  
Notary Public

Print Notary Name: tot Brian Chalkley  
BC exp: 10/20/2025



## EXHIBIT "A"

## TRACT 1:

BEGINNING ON AN IRON STAKE AT THE SOUTHWEST CORNER OF JOHN M. COX, JR.'S LOT FROM ANNA L. COX AS IS DESCRIBED IN DEED BOOK 692, PAGE 401 OF THE FORSYTH COUNTY REGISTER OF DEEDS OFFICE, RUNNING THENCE WITH THE WESTERN LINE OF SAID JOHN M. COX, JR. NORTH 17 DEGREES 02 MINUTES 27 SECONDS WEST 139.86 FEET TO AN IRON STAKE, THE NORTHWEST CORNER OF SAID JOHN M. COX, JR.; THENCE, A NEW LINE BY THE SAID COX HEIRS, SOUTH 73 DEGREES 01 MINUTES 32 SECONDS WEST 35.66 FEET TO AN IRON STAKE, A NEW CORNER IN THE EAST LINE OF THE MT. TABOR FOOD MARKET, INC. PROPERTY AS IS DESCRIBED IN DEED BOOK 1833, PAGE 1616; THENCE, WITH THE EAST LINE OF SAID MT. TABOR FOOD MARKET, INC. SOUTH 03 DEGREES 42 MINUTES 33 SECONDS WEST 149.96 FEET TO AN IRON STAKE, A NEW CORNER BY THE SAID COX HEIRS; THENCE, A NEW LINE BY SAID COX HEIRS, NORTH 72 DEGREES 44 MINUTES 32 SECONDS EAST 88.79 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.200 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEVE LINEBACK DATED APRIL, 1996 AND REVISED JULY 18, 1996 AND NOVEMBER 21, 1996, TO WHICH REFERENCE IS HEREBY MADE.

## TRACT 2:

BEGINNING ON AN IRON STAKE, SAID STAKE BEING A CORNER OF THE JOHN M. COX HEIRS' PROPERTY AND LYING DISTANT THE TWO (2) FOLLOWING COURSES AND DISTANCES FROM AN IRON STAKE IN THE NORTH RIGHT-OF-WAY LINE OF DON AVENUE AT THE SOUTHWEST CORNER OF THE JAMES D. COLLINS PROPERTY AS IS DESCRIBED IN DEED BOOK 976, PAGE 137 OF THE FORSYTH COUNTY REGISTER OF DEEDS OFFICE, NAMELY: SOUTH 02 DEGREES 15 MINUTES 09 SECONDS WEST 15.02 FEET; THENCE, NORTH 87 DEGREES 57 MINUTES 55 SECONDS WEST 66.00 FEET TO SAID POINT OF BEGINNING; RUNNING THENCE NORTH 87 DEGREES 57 MINUTES 55 SECONDS WEST 750.46 FEET TO AN IRON STAKE, A NEW CORNER IN THE EAST LINE OF GUY R. HANES PROPERTY AS IS DESCRIBED IN DEED BOOK 1695, PAGE 1725 THENCE, WITH THE EAST LINE OF SAID HANES AND CONTINUING WITH THE EASTERN LINES PHYLLIS ANN ANTONOKOS AND LOTS 486 AND 487 OF "MONTVIEW" AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 1, PAGE 106, SOUTH 04 DEGREES 09 MINUTES 47 SECONDS WEST 400.00 FEET TO AN IRON STAKE, SAID IRON STAKE LYING DISTANT NORTH 04 DEGREES 09 MINUTES 47 SECONDS EAST 19.32 FEET FROM IRON STAKE AT THE SOUTHEAST CORNER OF SAID LOT 487 OF "MONTVIEW", THENCE, SOUTH 87 DEGREES 56 MINUTES 52 SECONDS EAST 770.90 FEET TO AN IRON STAKE, CORNER OF SAID COX HEIRS AND LYING DISTANCE NORTH 01 DEGREES 13 MINUTES 22 SECONDS EAST 234.18 FEET FROM AN IRON STAKE AT THE EASTERN TERMINUS OF THE NORTH RIGHT-OF-WAY LINE OF KAPP STREET; THENCE, NORTH 01 DEGREES 13 MINUTES 22 SECONDS EAST 400.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.983 ACRES, MORE OR LESS. THIS TRACT IS SUBJECT TO AND GRANTED THE RIGHT TO USE ACCESS AND UTILITY EASEMENT OVER AND ACROSS A 100-FOOT WESTWARD EXTENSION OF THE FORTY (40) FOOT RIGHT-OF-WAY OF DON AVENUE AS IS PRESENTLY SITUATED. REFERENCE IS MADE TO A SUREY BY STEVE LINEBACK DATED APRIL, 1996 AND REVISED JULY 17, 1996 AND NOVEMBER 21, 1996.