

**2022023704 00103**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$260.00**

PRESENTED & RECORDED  
 05/17/2022 01:59:59 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3695**

**PG: 2814 - 2816**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No.: 6857-41-4976.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 2, Williston

THIS DEED made this 17th day of May, 2022, by and between

GRANTOR	GRANTEE
Yvonne D. Poole FKA Yvonne D. Nelson and Donald Swayne Poole, Jr., wife and husband	Jeremy Daniel Nelson, unmarried
Mailing Address: 4356 Pawnee St Winston Salem, NC 27105	Property Address: 3122 Williston Road, Walkertown, NC 27051  Mailing Address: 3122 Williston Road Walkertown, NC 27051

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 \_\_, City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 2181, Page 2672, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 22, Page 120, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Yvonne D. Poole  
Yvonne D. Poole

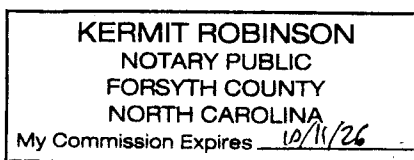
DONALD SWAYNE POOLE JR.  
Donald Swayne Poole, Jr.

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Yvonne D. Poole and Donald Swayne Poole, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 17th day of May, 2022.

Kermit Robinson  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 10/11/26



**Exhibit “A”**

BEING KNOWN AND DESIGNATED as Lot No. 2, Section 1 as shown on the Plat of Williston and recorded in Plat Book 22, page 120, of the Forsyth Registry, to which plat reference is hereby made for a more particular description.

Parcel ID # 6857-41-4976.000

Property Address: 3122 Williston Road, Walkertown, NC 27051