

2022027851 00246

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$331.00

PRESENTED & RECORDED
 06/10/2022 03:53:59 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3700
PG: 2939 - 2943

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$331.00

Parcel Identifier No. 6844-65-9662

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Law, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Law

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: eastern pt. of Tract 2, J.J. Leight Waughtown Street Prop., PB 10 PG 116

THIS DEED made the 10th day of June, 2022, by and between

GRANTOR	GRANTEE
Cathy Neighbors Battle (f/k/a Cathy Lee Battle) and husband, Gregory Battle	Reginald Lamont Sales, an unmarried man
Grantor Address: 9905 Lariat Court Huntersville, NC 28078	Property Address: 1931 Burgoyne Court Winston-Salem, NC 27107

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 by reference.

The property herein described [] is or [☒] is not the primary residence of the Grantors.

The subject property was acquired by Jerry B. Neighbors and wife, Sandra H. Neighbors on or about April 15, 1983 by instrument recorded in the Forsyth County Register of Deed in Book 1383, at Page 992. Jerry

submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

B. Neighbors died on or about April 29, 2018 (reference Forsyth County, NC death Certificate in Book 126, at Page 3951). Sandra H. Neighbors died testate on or about August 16, 2020 (reference Mecklenburg County, NC death Certificate in Book 2020, Page 5838). The Last Will and Testament of Sandra H. Neighbors devised the subject property to Cathy Neighbors Battle (f/k/a Cathy Lee Battle) (reference Harnett County, NC Estate File 20 E 626). The Estate of Sandra H. Neighbors is closed.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

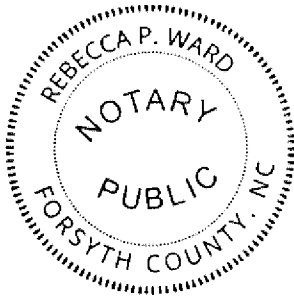
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Cathy Neighbors Battle (SEAL)
Cathy Neighbors Battle (f/k/a Cathy Lee Battle)

STATE OF NC
COUNTY OF Forsyth

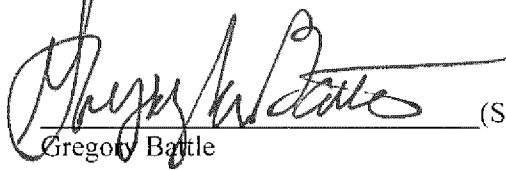
I, the undersigned Notary Public, do hereby certify that Cathy Neighbors Battle (f/k/a Cathy Lee Battle) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 10th day of June, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

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


 (SEAL)
Gregory Battle

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Gregory Battle personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 10th day of June, 2022.


Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

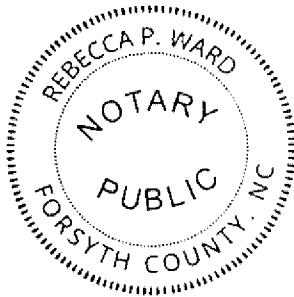


Exhibit "A"

**Property of Reginald Lamont Sales, an unmarried man
1931 Burgoyne Court**

BEGINNING at an iron in the north line of Burgoyne Court, said iron being South 88 degrees 51 minutes East 337.2 feet from the east line of Leight Street; running thence North 1 degree 09 minutes East 187 feet to an iron; running thence South 88 degrees 51 minutes East 110 feet to an iron; thence South 1 degree 9 minutes West 187 feet to an iron in the north line of Burgoyne Court, and thence with said line North 88 degrees 51 minutes West 110 feet to an iron, the point and place of BEGINNING, being known and designated as Lot No. 4 on the unrecorded Map of Sprague Street Vista, which is a part of the eastern portion of Tract No. 2 of the J.J. Leight Waughtown Street Property, recorded in Plat Book 10, page 116 in the Office of the Register of Deeds of Forsyth County, North Carolina, and also known as Lot 4E, Block 2596, Broadbay Township, on the Forsyth County Tax Map, all as per the survey of Daniel W. Donathan, Registered Surveyor dated April 11, 1983.

The subject property is the same as that property described in Deed Book 1383, Page 992, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-65-9662 on the Forsyth County Tax Maps.