

2022029058 00228

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$770.00

PRESENTED & RECORDED
06/17/2022 04:15:12 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3702
PG: 242 - 248

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$770.00

Parcel Identifier No.: 6838-00-8484.000 & 6837-09-5956.000 & 6838-01-6163.000

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: Part of Lot 18, Tax Block 2996; 12.25 Ac., Winston-Salem

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

GRANTOR

Jethro B. Majette III and spouse, Stanislawa J. Majette

Mailing Address: 1872 NW San Souci St.
Stuart, FL 34994

GRANTEE

Allan J. Davis, a married man

Property Address: 555 Manning Wood Drive
Winston-Salem, NC 27105

Mailing Address: 5617 Country Lane, Greensboro, NC
27410

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 Winston-Salem, City of Winston-Salem, 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 3684, Page 596, Forsyth County Registry.

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

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.

Jethro B. Majette
Jethro B. Majette III

Stanislawa Majette
Stanislawa J. Majette

STATE OF Florida
COUNTY OF Polk

I, Mark R. Cruz, Notary Public, do hereby certify that Jethro B. Majette III and Stanislawa J Majette personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 26th day of May, 2022.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: April 18 2023

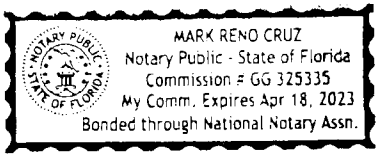


Exhibit "A"**Tract 1:**

BEGINNING at a new iron rod being South 00° 22' 36" East 200.08 feet from the western right of way of Arita Circle and being the southwest corner of Lot 3 of Grenada Lakes Estate as recorded in Plat Book 18, Page 86 of the Forsyth County Registry; thence North 21° 14' 06" West 597.92 feet to a new iron rod; thence North 45° 01' 04" East 167.51 feet to a new iron rod being located in the northern boundary line of the property owned by or previously owned by Anthony Brendel as recorded in Deed Book 3405, Page 3225 of the Forsyth County Registry; thence North 07° 28' 47" West 26.97 to an existing iron pipe; thence North 07° 34' 54" West 509.08 feet to an existing iron pipe and being the northwest corner of the property owned by or previously owned by Anthony Brendel as recorded in Deed Book 3405, Page 3225 of the Forsyth County Registry; thence North 88° 57' 03" East 438.97 feet to a 1/2 existing iron pipe and being located in the eastern boundary line of the property owned by or previously owned by Momir Markovic as recorded in Deed Book 3297, Page 2588 of the Forsyth County Registry; thence South 05° 53' 16" West 103.31 feet to an existing iron rod; thence South 05° 50' 02" West 100.90 feet to an existing iron pipe and being the southwest corner of the lot owned by or previously owned by Benito Mateo Molina as recorded in Deed Book 3386, Page 3560 of the Forsyth County Registry; thence South 05° 51' 40" West 398.97 feet to an existing iron pipe and being the southeast corner of the lot owned by or previously owned by Benito Mateo Molina as recorded in Deed Book 3386, Page 3560 of the Forsyth County Registry; thence South 71° 32' 55" West 15.87 feet to a new iron rod; thence South 09° 51' 04" West 27.84 feet to an existing iron pipe; thence South 09° 52' 06" West 190.05 feet to an existing iron pipe and being the southwest corner of Lot 9 of Grenada Lakes Estate as recorded in Plat Book 18, Page 86 of the Forsyth County Registry; thence South 09° 50' 17" West 246.95 feet to an existing iron pipe and being the southeast corner of Lot 8 of Grenada Lakes Estate as recorded in Plat Book 18, Page 86 of the Forsyth County Registry; thence South 46° 16' 42" West 219.84 feet to an existing iron pipe and being the northwest corner of Lot 3 of Grenada Lakes Estate as recorded in Plat Book 18, Page 86 of the Forsyth County Registry; thence South 89° 15 minutes 54 seconds west 100.00 feet to a new iron rod and being the southwest corner of Lot 3 of Grenada Lakes Estate as recorded in Plat Book 18, Page 86 of the Forsyth County Registry and also being the point and place of BEGINNING. Consisting of 12.506 acres pursuant to that map of survey performed for Allan Davis by Morgan Surveying dated April 28, 2022.

Property Address: 555 Manning Wood Drive, Winston Salem, NC 27105

Parcel # 6838-00-8484

Tract 2:

Lying and being in Winston Township of Forsyth County and beginning at a 1-1/2 inch existing iron pipe, said pipe being located at the Southeast corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00), being located at the common corner with Tax Lot 18F of Block 2996, being located N 16°39'33"E 731.70 feet from Northwest Terminus of Jenkins Road; and being located N 11°46'46" E 955.46 feet from the intersection of the centerlines of Jenkins Road and Atria Drive; and being located at the point and place of BEGINNING. Running thence with new lines across Tax Lot 018F of Block 2996

Thence S 04°46'45"E 26.97' to a point near the gravel driveway;

Thence with a new line parallel to and several feet Northwest of the existing gravel driveway S 48°15'11"W 167.51' to a point;

Thence with a new line across Creeson Pond S 17°57'09"E 599.72' +or- to the common corner between Tax Lot 002 of Block 3030 (Pin # 6837-00-6684.00) and Tax Lot 003 of Block 3030 (Pin # 6837-00- 8644.00);

Thence with the North line of Tax Lots 2 and 1 of Block 3030 and the North terminus of Jenkins Road N 87°47'W 272.00' +or- to an existing rebar found;

Thence with the East line of Tax Lots 022E, 023A, and 023B of Block 2996, N 01°17'48"W 286.92' to a half inch existing iron pipe at the common corner for Tax Lot 018F and Lot 204 of Block 2996;

Thence with the South line of Tax Lot 204 of Block 2996, N 88°05'22"W 11.60' to a rebar placed at the Southeast corner for Tax Lot 204B of Block 2996 (Pin # 6828-90-8407.00);

Thence with the East lines of Tax Lot 204B, the following bearings and distances N 36°18'42"W 90.63' to a rebar placed;

Thence N 20°05'32"E 169.28' to a rebar placed;

Thence S 86°47'54"E 18.57' to an existing half inch iron pipe at the common corner of Tax Lot 204B of Block 2996 (Pin # 6828-90-8407.00) and Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00);

Thence with the South line of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00) N 48°15'11"E 274.52" to the point and place of BEGINNING.

The property described above contains 115,021 square feet (2.64 acres) more or less. The legal description given above is based on a map prepared by Kale Engineering titled Boundary Survey For Jethro Barnes Majette III, dated 11/19/13, and numbered 09078 AIL

Parcel #: 6837-09-5956.000

Tract 3:

Lying and being in Winston Township and beginning at a 3/4" existing iron rod, said iron rod being located at the Northeast corner of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163), being located in the West line of Tax Lot 035 of Block 3040 (Pin # 6838-11-3246.00), being located S 00°06'01"W 3.66° from the Southwest corner of Tax Lot 006 of Block 6342 (Pin # 6838-11-3345.00), being located approximately S 86°57'10"E 532.03' from a point at the centerline of Manning Wood Drive in the Northern line of the herein described lot, being located S 86°57'10"E 192.00° from the Eastern most point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00), and being located at the point and place of BEGINNING.

Running thence with the West lines of Tax Lots 33 (Pin # 6838-11-3043.00), 34 (Pin # 6838-11-3145.00), and 35 (Pin # 6838-11-3246.00) of Block 3040, S 00°10'43" E 353.93' to a half inch existing iron pipe in concrete in the North line of Tax Lot 018H of Block 2996 (Pin # 6838-10-2981.00);

Running thence with the North line of said lot, S 89°52'21"W 100.04' to a one and one half inch existing iron pipe located at the Northwest corner for Tax Lot 018H of Block 2996 (Pin # 6838-10-2981.00 and Northeast corner of Tax Lot 018F of Block 2996 (Pin # 6838-00-8305.00);

Running thence with the North line of Tax Lot 018F of Block 2996 (Pin # 6838-00-8305.00) S 89°42'11"W 439.14° to a point in the center line of the gravel driveway and 144.91 more feet for a total of 584.05' to a 5/8" existing iron pipe at the North east corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00);

Running thence with North line of said lot S 89°27'57"W 129.97' to a stone found at the Northwest corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00);

Running thence with West line of said lot S 00°08'46"E 82.51' to a 5/8" pipe at the Northeast corner of Tax Lot 204B of Block 2996 (Pin # 6828-90-8407.00);

Running thence with the North line of said lot N 89°39'18"W 249.42' to a flat bar found in the East line of Tax Lot 105A of Block 2996 (Pin # 6828-90-6809.00);

Running thence with the East line of said lot N 01°30'41"E 257.07' to a point in the center of the gravel driveway and continuing 238.35' for a total distance of 495.42' to the 2" existing iron pipe located at the Southwest corner of Tax Lot 010D of Block 2994 (Pin # 6838-01-4368.00);

Running thence with the South line of said lot S 86°57'23"E 518.53' to a point in the center of the Southern terminus of Manning Wood Drive;

Continuing from the South terminus of Manning Wood Drive and the South line of Tax Lot 011E of Block 2994(Pin # 6838-01-8377.00) S 86°56'57"E 340.03' to a 1-1/4" existing iron pipe at the Eastern most point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00);

Running thence with the South line of Tax Lot 011F of Block 2994 (Pin # 6838-11-0329.00) S 86°56'57"E 192.00 to a 3/4" existing iron rod located at the point and place of BEGINNING.

The property described above contains 425,953 square feet (9.779 acres) and is known as Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00). This legal description is based on a survey map prepared by Kale Engineering titled Boundary Survey For Jeff Majette, dated 11/23/15, revised 12/7/15, and numbered 09078.

SUBJECT TO THE FOLLOWING EASEMENT:

Lying and being in Winston Township and beginning at a point in the center of the Southern Terminus of Manning Wood Drive located in the North line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00), said point being located

S 86°57'23"E 518.53 from the 2" existing iron pipe at the Southwest corner of Tax Lot 010D of Block 2994 (Pin # 6838-01-4365.00), being located 1-1/4" existing iron pipe located at the Easternmost point of Tax Lot 011E of Block 2994 (Pin # 6838-01-8377.00), and being located at the point and place of BEGINNING.

Running thence with the centerline of the existing gravel driveway across Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00) away from the Southern terminus of Manning Wood Drive S 65°31'34"W 101.51865 to a point located at the intersection of the centerlines of 2 gravel driveways;

Continuing thence with said driveway S 68°28'08"W 106.66' to a point in the center of the gravel driveway;

Thence S 65°57'38"W 84.93' to a point in the center of the driveway;

Thence S 65°59'S5"W 76.82° to a point in the center of the driveway;

Thence S 67°58'16"W 76.99° to a point in the center of the driveway;

Thence S 69°24'34"W 72.32° to a point in the center of the driveway;

Thence S 78°23'33"W 46.61° to a point in the center of the driveway, where the easement ends at the West property line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00)

Beginning again at the intersection of the centerlines of 2 gravel driveways listed above in this same description and running thence with the centerline of the other gravel driveway S 25°22'40"E 112.23' to a point in the center of the driveway;

Thence S 17°55'33"E 75.37' to a point in the center of the driveway;

Thence S 06°21'43"E 111.66' to a point in the center of the driveway;

Thence S 06°21'43"E 46.13' to a point in the center of the driveway;

Thence S 13°53'03"W 13.21' to a point in the center of the driveway, where the easement ends at the South property line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00).

The legal description given above is based on a map prepared by Kale Engineering titled Planning Map For Jeff Majette, dated 11/23/15, revised 12/07/15, and numbered 09078.

Parcel ID # 6838-01-6163.000