

2022030865 00216

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED

06/29/2022 04:36:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3704

PG: 799 - 801

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Parcel Identifier Number: 6847-78-2735/6847-78-3609 Tax ID or Block & Lot: BLOCK 1099 LOTS 009&007A

Mail/Box to: Grantee at 706 Woodcrest Drive, Winston Salem, NC 27104

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 9-12 & eastern part of Lots 7-8 of Nick Mitchell Property

THIS DEED made this June 29, 2022 by and between

GRANTOR	GRANTEE
Patricia L. Jacobsen, widow	Neil Hayes, unmarried
Grantor Address:	Buyer Address:
417 West Lemon Street Lancaster, PA 29720	706 Woodcrest Drive Winston Salem, NC 27104
	Property Address:
	4706 & 0 Maxwell Street 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 situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

TRACT I

BEGINNING at an iron on the west side of Maxwell Street, 226 feet North from the northwest intersection of Maxwell Street with the Walkertown Road; running thence Westwardly 163.1 feet to an iron stake; thence Northwardly 100 feet to an iron stake; thence Eastwardly 167.7 feet to an iron stake; thence Southwardly 100 feet to the place of beginning, and being Lots 9, 10,11, and 12, on the map of Nick Mitchell Property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, page 70.

Property being known as 4706 Maxwell St Winston Salem, NC 27405

TRACT II

BEGINNING at a point in the Western boundary of Maxwell Street, said point being 176 feet North of the intersection of Maxwell Street and Old Walkertown Road, said point also being the Southeastern corner of Lot No. 7 of the Nick Mitchell property as shown on the plat duly recorded in Plat Book 7, page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more definite description; running thence in a Northerly direction along the Western boundary of Maxwell Street 50 feet to a point, being the Northeastern corner of Lot No. 8 on the above-mentioned plat; thence in a Westwardly direction along the Northern line of Lot No. 8, being the common line between Lots Numbers 8 and 9, 50 feet to a point in the common line of Lots Numbers 8 and 9; thence in Southerly direction on a new line parallel to the Western boundary of Maxwell Street 50 feet to a point in the Southern line of Lot No. 7; thence in a Eastwardly direction along the Southern line of Lot No. 7, 50 feet to the point of **BEGINNING**; being the easternmost 50 feet of Lots Numbers 7 and 8 as shown on the above-mentioned plat.

Property being known as 0 Maxwell Street Winston Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3423, Page 3711.

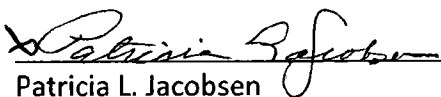
A map showing the above described property is recorded in Plat Book 7, Page 70.

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:

____ / ____ **THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

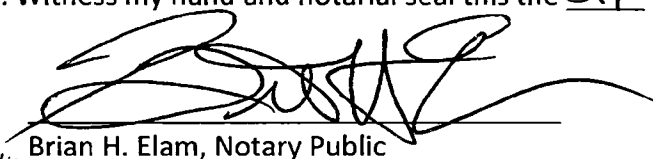
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 _____ (SEAL)
Patricia L. Jacobsen

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Patricia L. Jacobsen personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 29 day of JUNE, 2022.

My Commission Expires: 10/3/22



Brian H. Elam, Notary Public

