

2022032166 00215FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$83.00

PRESENTED & RECORDED

07/07/2022 03:37:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK, DPTY

BK: RE 3705**PG: 3226 - 3233****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$83.00**Parcel Identifier Number:** 6844437738 and 6844436894**Property Address:** 2442 & 0 Waterbury Street, Winston-Salem, NC 27107**This instrument was prepared by:** R. Alexander Rutledge, a licensed North Carolina attorney**Mail tax bills to Grantee:** Bruce Lawson Sapp, 2641 Flint Hill Road, East Bend, NC 27018**Brief description for the Index:** 2 tracts

THIS DEED made this 23rd day of June, 2022, by and between

GRANTOR	GRANTEE
REGINALD CHRIS SAPP and husband, BETTY GREENE SAPP P. O. Box 325 Bethania, NC 27010	BRUCE LAWSON SAPP And wife, GINGER H. SAPP 2641 Flint Hill Road East Bend, NC 27018
DEBORAH SAPP HOLT and husband, KEITH W. HOLT 1856 Fannwood Circle Winston-Salem, NC 27127	

Submitted electronically by "Rutledge & Rutledge"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

GRANTORS CONTINUED**CYNTHIA ANNE JAMES** (unmarried)

4037 S. Main Street

Winston-Salem, NC 27127

WALTER ANTHONY SAPP (unmarried)

2641 Flint Hill Road

East Bend, NC 27018

BRUCE LAWSON SAPP

and wife,

GINGER H. SAPP

2641 Flint Hill Road

East Bend, NC 27018

REGINALD CHRIS SAPP

Executor of the Estate of

Bettye Jo Lawson Sapp

Being the heirs of Bettye Jo lawson Sapp

and their respective spouses

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

Lot 1: BEING known and designated as Lot No. 4 on the Map of Mrs. Katherine Shore and Mrs. Carl B. Hine Property, said map recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 13, Page 21. Said lot fronts on the corner of Waterbury and Granite Streets and fronts on the Western side of Waterbury Street 120 feet and extends back on the Northern line 228 feet and on the Southern line along the Northern line of Granite Street 277 feet, being 37 feet in width on the rear line.

SAVE AND EXCEPT Parcel I and Parcel II as shown on Deed Book 1334, Page 599, Forsyth County Registry.

Lot 2: BEGINNING at an iron in the western right-of-way line of Waterberry Street, which beginning iron is 120 feet North of the intersection of Waterberry Street and Granite Street, said beginning point being the northeastern corner of Lot No. 4, as shown on map recorded in Plat Book 13 at page 21; running thence with the northern boundary line of Lot 4, S 72 deg. 18' W 149.60 feet to an iron; thence N 37 deg. 09' W 46.44 feet to an iron; thence along a new line N 75 deg. 21' E 152.23 feet to an iron in the western right-of-way line of Waterberry Street; thence along said right-of-way line S 35 deg. 47' E 38.0 feet to an iron, the point and place of BEGINNING, and being the southern most part of Lot No. 3 as shown on the above referenced Plat Book and being a 5,936 square foot portion of said lot.

For back deed references see Deed Book 1334, Page 599; Deed Book 1192, Page 122, of the Forsyth County Registry. Bettye Jo Lawson Sapp died testate on or about October 17, 2021 and her Estate is being administered in Forsyth 22 E 282. The property is being sold as a partial satisfaction towards the claim filed against the Estate. The Executor joins in this transaction to release the Estate's claim on the property. The other grantors are the heirs under the will of Betty Jo Lawson Sapp and their respective spouses.

As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for 2022, the current year.

SIGNATURES OF GRANTORS ON THE FOLLOWING PAGES

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

Reginald Chris Sapp (SEAL)
Reginald Chris Sapp
Individually

Betty Greene Sapp (SEAL)
Betty Greene Sapp

Reginald Chris Sapp (SEAL)
Reginald Chris Sapp
Executor of the Estate of
Betty Joe Lawson Sapp

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

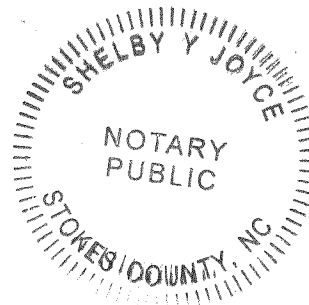
Reginald Chris Sapp and Betty Greene Sapp

Date: July 7, 2022

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public



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

Deborah Sapp Holt (SEAL)
Deborah Sapp Holt

Keith W. Holt (SEAL)
Keith W. Holt

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

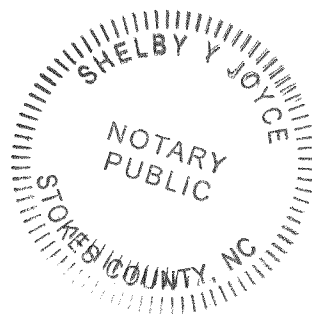
Deborah Sapp Holt and Keith W. Holt

Date: June 23, 2022

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public



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

Cynthia Anne James (SEAL)
Cynthia Anne James

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

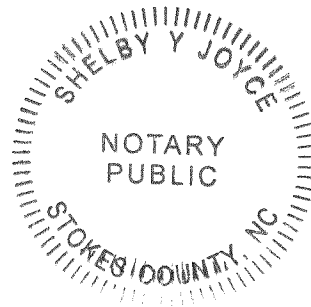
Cynthia Anne James

Date: July 7, 2022

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public



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

Walter Anthony Sapp (SEAL)
Walter Anthony Sapp

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

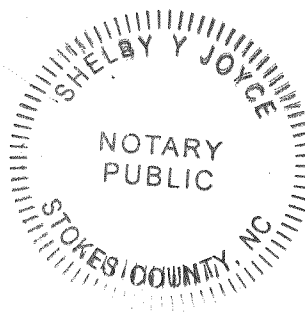
Walter Anthony Sapp

Date: July 7, 2022

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public



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

Bruce Lawson Sapp (SEAL)
Bruce Lawson Sapp

Ginger H. Sapp (SEAL)
Ginger H. Sapp

State of North Carolina

County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated:

Bruce Lawson Sapp and Ginger H. Sapp

Date: July 7, 2022

Shelby Y. Joyce
Signature of Notary Public

My Commission Expires: 3-1-2023
(affix notary seal below)

Shelby Y. Joyce
printed or typed name of notary public

