

2022032356 00127

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$492.00

PRESENTED & RECORDED
 07/08/2022 02:26:23 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3705
PG: 4161 - 4162

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 492.00

Parcel Identifier No.: 5896-86-0627 (Block 4636, Lot 113)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 5109 Fleetwood Circle, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. 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: Lot 4, Map for Steven D. Smith

THIS DEED made this 7th day of July, 2022 by and between,

<p>GRANTOR</p> <p>HAYGRAY, LLC a North Carolina limited liability company</p> <p>Mailing Address: 412 Townley Street, Winston-Salem, NC 27103</p>	<p>GRANTEE</p> <p>TAMMY B. CONROY (unmarried)</p> <p>Mailing Address: 5109 Fleetwood Circle, Winston-Salem, NC 27106</p>
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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:

BEGINNING at a point, said point being the southeast corner of Lot 38 as shown on the Map of Sunshine Development, Plat Book 4, Page 176, Forsyth County Registry, thence running on the northern right-of-way line of Fleetwood Circle (State Road 1427) a chord distance direction of North 83° 15' 05" West 130.84 chord feet, having an arc of 130.87 feet and a radius of 1739.17 feet to an iron rod stake, thence running from said stake North 04° 12' 10" East 254.38 feet to an iron rod stake, said iron rod stake lying in the southern line of that property presently or previously owned by Michelle L. Funk et al. as described in Deed Book 1997, Page 476, Forsyth County Registry, thence running from said stake South 85° 46' 20" East 60.92 feet to an axle, thence running South 51° 39' 55" East 107.23 feet to an iron rebar stake, thence running South 04° 08' 15" West 201.11 feet to an iron rebar stake, said stake located in the northern right-of-way line of Fleetwood Circle (State Road 1427) thence running along the northern right-of-way line of Fleetwood Circle (State Road 1427) North 82° 29' 35" West 19.23 feet to an axle, thence continuing along a chord distance and direction of North 81° 11' 30" West 5.82 chord feet to an arc to the left, said arc having an arc of 5.82 feet and a radius of 1739.17 feet to the Point and Place of BEGINNING, and containing that property known as lot 4, containing approximately 30,596 square feet and lot 5, containing 5221 square feet as shown on the map entitled "Map for Steve D. Smith" as drawn by Richard Parks Bennet, R.L.S. on January 24th 2001, said map is incorporated herein by reference as if fully set out herein.

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submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property Address: 5109 Fleetwood Circle, Winston-Salem, NC 27106

The property does not include the primary residence of the Grantor.

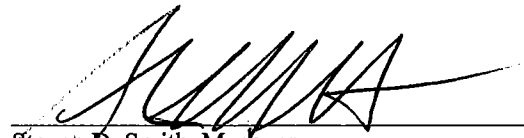
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3246, Page 1940, Forsyth County Registry.

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

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

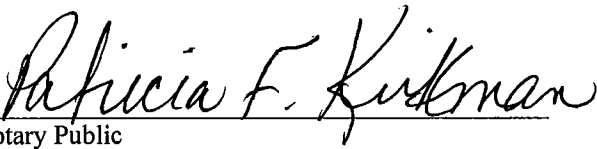
HAYGRAY, LLC
a North Carolina limited liability company

By:  (SEAL)
Steven D. Smith, Manager

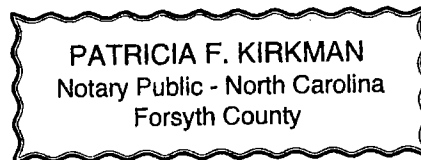
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Steven D. Smith, Manager of Haygray, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 7-7-22


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24