

2022033377 00061

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3100.00

PRESENTED & RECORDED
07/15/2022 11:01:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3706
PG: 4323 - 4325

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$3100.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6806-67-9889.000

Mail after recording to: Grantee: 4101 Rolling Knoll Lane, Winston Salem, NC 27106

This instrument was prepared by: Chandler & Schiffman, PA

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

GRANTOR

Willie M. Kennedy (widow)

3800 Shamrock Drive NW, Charlotte, NC 27215

GRANTEE

Rachael Elliott and spouse, Charles Cory Elliott

4101 Rolling Knoll Lane, Winston Salem, NC 27106

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 and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2199 Page 1708, Forsyth County Registry.

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

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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:

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

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 officer(s), the day and year first above written.

Willie M. Kennedy (SEAL)
Willie M. Kennedy

Forsyth
NORTH CAROLINA GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Willie M. Kennedy**

Witness my hand and official stamp or seal, this the 11th day of July, 2022.

My Commission Expires: July 21 2024

Monica B Reid
Notary Public

Print Notary Name: Monica B Reid

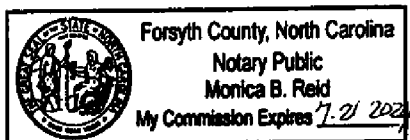


EXHIBIT A

BEGINNING ON AN IRON STAKE ON THE WEST SIDE OF A BRANCH, SAID IRON STAKE BEING THE SOUTHEAST CORNER OF THE BOBBY G. EASTER PROPERTY AS IS DESCRIBED IN DEED BOOK 1392, PAGE 391, OF THE FORSYTH COUNTY REGISTER OF DEEDS OFFICE; RUNNING THENCE SOUTH 86° 52' 57" EAST 276.90 FEET TO AN IRON STAKE; THE NORTHEAST CORNER OF THE J. O BLANKENBECKLER PROPERTY; THENCE WITH THE NORTH LINE OF THE J. H. HOLCOMB HEIRS PROPERTY, SOUTH 86° 39' 15" EAST 217.17 FEET TO A PLANTED STONE IN A NORTHWEST LINE OF THE A. H. SMITH HEIR'S PROPERTY; THENCE WITH THE WEST LINE OF SAID SMITH AND CONTINUING WITH THE WEST LINE OF JOHN J. WOODMANSEE'S PROPERTY AS IS DESCRIBED IN DEED BOOK 1428, PAGE 23, NORTH 03° 13' 01" EAST 330.81 FEET TO AN IRON STAKE IN THE SOUTH LINE OF THE 2.73 ACRES OF SAID WOODMANSEE FROM CARL PETREE; THENCE WITH THE SAID 2.73 ACRE TRACT, THE TWO FOLLOWING COURSES AND DISTANCES, NAMELY: NORTH 84° 31' 36" WEST 3.29 FEET TO AN IRON STAKE; THENCE, NORTH 03° 53' 19" EAST 199.47 FEET TO AN IRON STAKE; THENCE WITH THE WEST LINE OF SAID WOODMANSEE'S 1.65 ACRE TRACT FROM SAID PETREE, AND CONTINUING WITH THE WEST LINE OF SAID WOODMANSEE'S 1.05 ACRE TRACT FROM SAID PETREE, THE FOLLOWING TWO COURSES AND DISTANCES, NAMELY: NORTH 03° 59' 07" EAST 359.37 FEET TO AN IRON STAKE; THENCE NORTH 04° 03' 53" EAST, CROSSING AN IRON STAKE ON THE SOUTH SIDE OF PINE BRANCH AT 188.13 FEET, CONTINUING ON THE SAME COURSE 24.35 FEET, OR IN ALL, 212.48 FEET TO A POINT IN SAID PINE BRANCH, THE FOLLOWING ELEVEN COURSES AND DISTANCES, NAMELY: SOUTH 75° 18' 15" WEST 103.08 FEET; THENCE NORTH 07° 43' 22" EAST 19.42 FEET; THENCE NORTH 08° 16' 26" WEST 20.52 FEET; THENCE NORTH 64° 39' 51" WEST 38.45 FEET; THENCE SOUTH 72° 48' 52" WEST 106.52 FEET; THENCE SOUTH 75° 30' 48" WEST 128.62 FEET; THENCE NORTH 67° 40' 52" WEST 53.03 FEET; THENCE SOUTH 79° 07' 58" WEST 14.70 FEET; THENCE SOUTH 88° 56' 03" WEST 168.05 FEET; THENCE NORTH 81° 44' 30" WEST 86.96 FEET; THENCE NORTH 41° 08' 52" WEST 50.59 FEET TO A POINT IN SAID PINE BRANCH; THENCE LEAVING SAID BRANCH AND RUNNING WITH CARL PETREE, THE FOLLOWING SIX COURSES AND DISTANCES, NAMELY: SOUTH 18° 12' 55" EAST CROSSING AN IRON STAKE AT 56.30 FEET, CONTINUING ON THE SAME COURSE 364.19 FEET, OR IN ALL, 420.49 FEET TO AN IRON STAKE; THENCE SOUTH 26° 26' 37" EAST 139.15 FEET TO AN IRON STAKE; THENCE SOUTH 44° 04' 17" EAST 104.03 FEET TO AN IRON STAKE; THENCE SOUTH 14° 37' 14" EAST 127.68 FEET TO AN IRON STAKE; THENCE SOUTH 14° 21' 30" WEST 166.49 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE SAID BOBBY G. EASTER PROPERTY; THENCE WITH THE EAST LINE OF SAID EASTER, SOUTH 25° 02' 34" WEST 168.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 12.358 ACRES, MORE OR LESS, BEING THE SAME PARCEL CONVEYED TO CHARLIE KENNEDY AND WIFE WILLIE KENNEDY BY DEEDS RECORDED IN BOOK 1618, PAGE 3755 AND 3757.