

**2022034301 00129**

FORSYTH COUNTY NC FEE \$51.00  
 STATE OF NC REAL ESTATE EXT  
**\$78.00**  
 NON-STANDARD DOC FEE  
 PRESENTED & RECORDED  
 07/21/2022 01:58:15 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS, ASST  
 BK: RE 3708  
 PG: 532 - 533

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$78.00

Recording Time, Book, and Time

Parcel Identifier No. 6827-48-0342.00

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 Mail after recording to: Right Direction Realty, LLC, P.O. Box 1184, Huntersville, NC 28070

This instrument prepared by: Morris F. McAdoo, 122 N McDowell ST, Charlotte, NC 28204

Brief description for the index: Lots 10 and 11, Block 1 of Washington Park

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 THIS DEED made this the 21<sup>st</sup> Day of July in the year 2022, by and between:

GRANTOR	GRANTEE
David Wilhoit, a single man	Right Direction Realty, LLC, A North Carolina limited liability company
<u>Seller Forwarding Address:</u> 3802 Gaston Road Greensboro, NC 27407	<u>Property Address:</u> 4923 Wilkes Drive, 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 may be required by context.

WITNESSETH, that said Grantor(s), for a valuable consideration paid by Grantee(s), the receipt of which is hereby acknowledged, have by these presents do grant, bargain, sell, convey unto the Grantee in fee simple, and his heirs and assigns all right, title, claim, and interest of the said Grantor, all that certain tract or parcel of land situated in the City of Winston Salem, the County of Forsyth, and State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as all of Lots 10 and 11, BLOCK 1 of WASHINGTON PARK, SECTION NO. 1 as recorded in Plat Book 4 at Page 165, in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

**Property Address:** 4923 Wilkes Drive, Winston Salem, NC 27106

Grantor acquired the property hereinabove described by instrument recorded in Book 3443 at Page 35, Forsyth County Register of Deeds.

All or a portion of this property herein conveyed [ ] does [ x ] does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to Grantee(s) in fee simple.

Grantor covenant with the Grantee(s), that Grantor 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 Grantor will warrant and defend the title against the lawful claims of whomsoever, except the following exceptions if any:

ALL EASEMENTS AND ENFORCEABLE RESTRICTIONS OF RECORD AND THE LIEN OF 2022 AD VALOREM TAXES WHICH HAVE BEEN PRORATED BETWEEN THE PARTIES OF THE CLOSING DATE AND WHICH GRANTEE HEREBY ASSUMES AND AGREES TO PAY.

IN TESTIMONY WHEREOF, said Grantor have hereunto set their hands and seal the day and year first above written.

GRANTOR:

David Wilhoit (SEAL)  
David Wilhoit

STATE OF North Carolina

COUNTY OF Forsyth

I, **Mitchell Coles**, a Notary Public, of said State and County aforesaid, do hereby certify that David Wilhoit, Grantor, personally appeared before me this day, and I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a driver's license acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated. Witness my hand and official seal or stamp, this 21st Day of July, in the year 2022.

Mitchell Coles  
Notary Public Official Signature

(seal or stamp)

Mitchell Coles  
Notary Printed or Typed Name



My commission expires: February 28, 2027