

2022034371 00199FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$110.00PRESENTED & RECORDED
07/21/2022 04:56:46 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3708****PG: 923 - 926****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$110.00**Parcel Identifier Number:** 6844653630**Property Address:** 2330 Leight Street, Winston-Salem, NC 27107**This instrument was prepared by:** Jerry Rutledge, a licensed North Carolina attorney - no title search performed by drafting attorney**Mail tax bills to Grantee at:** P. O. Box 536, Walnut Cove, NC 27052**Brief description for the Index:** 1.58 acres, Winston-Salem Township

THIS DEED made this 21st day of July, 2022, by and between

GRANTOR	GRANTEE
MARILYN DELORIS VENABLE (Widow) 1010 Young Road Walnut Cove, NC 27052	DARLENE VENABLE FAIN P. O. Box 536 Walnut Cove, NC 27052

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.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple, reserving a life estate, as set out above, all that certain lot or parcel of land situated in Winston-Salem Township, Forsyth County, North Carolina and more particularly described on Exhibit A

For back deed reference see instrument recorded in Book 3237, Page 1743, Forsyth County Registry.

As attested by their signature hereto, the Grantor certifies that the property conveyed hereby 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, reserving a life estate as set out above.

And the Grantor covenant with the Grantee, that Grantor is 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 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.

SIGNATURES OF GRANTOR ON FOLLOWING PAGE

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

Marilyn Deloris Venable (SEAL)
Marilyn Deloris Venable

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:

Marilyn Deloris Venable

Date: July 21, 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

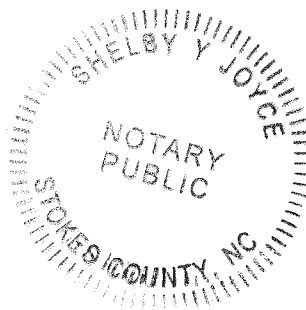


EXHIBIT A

All that certain parcel of land situated in the County of Forsyth and State of North Carolina, being known as follows: Beginning at an iron stake in the West line of Leight Street Extension, formerly Mill Road, said stake being 800 feet more or less southwardly from Sprague Street, said stake being also at the Southeast corner of McLean Trucking Company Property; running thence along the West line of Leight Street Extension South 8 degrees 44 minutes West 200 feet to an iron stake, a new corner of Elliott land; thence along a new line North 88 degrees 51 minutes West 325 feet to an iron stake; thence another new line North 8 degrees 44 minutes East 200 feet to an iron stake in the South line of McLean Trucking Co. Property; thence along the south line of said trucking company property South 88 degrees 51 minutes East 325 feet to the beginning, being part of Lot 2, on the Map of J.J. Leight Property as recorded in Plat Book 10, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina; And in Book 1815 at Page 480, described as: Being known as Lot 3K as shown on the Forsyth County Tax Map Block 2596. 96 feet of said lot being bordered by property owned by Ralph L. Speaks, 105 feet being bordered by property owned by Harry B. Graham, 200 feet being bordered by property owned by Frank J. Maestri and 25 feet more or less being bordered by property owned by Joseph V. Pinto. Together with improvements located thereon; said property being located at 2330 Leight Street, North Carolina.

Parcel ID: 6844-65-3630.00

Address: 2330 LEIGHT ST., WINSTON SALEM, NC 27107
