

2022035020 00190

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
 07/26/2022 03:40:23 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3708
PG: 4286 - 4288

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Tax Parcel Identification Number: 6844-65-3630.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 2330 Leight Street, Winston Salem, NC 27107

Property Address: 2330 Leight Street, Winston Salem, NC 27107

Brief description for the Index: See Exhibit A

THIS DEED made this 26th day of July, 2022 by and between

GRANTOR

**DARLENE VENABLE FAIN, unmarried, By
 her Attorney in Fact, Marilyn Deloris Venable**

**P.O. BOX 536
 Walnut Cove, NC 27052**

GRANTEE

**CAROLINE WARREN, single and
 GREG KNEHANS, single as
 Joint Tenants with Right of Survivorship**

**2330 Leight Street
 Winston Salem, NC 27107**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

For back title reference, see the deed recorded in Book 3708 Page 923 Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2022 property taxes.

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

Darlene Venable Fain, by her Attorney in Fact, Marilyn Deloris Venable (SEAL)
DARLENE VENABLE FAIN, By her Attorney in Fact, Marilyn Deloris Venable

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Emily A. Zimmerman, a Notary Public of the County of Davidson and State of North Carolina, do hereby certify that Marilyn Deloris Venable, Attorney in Fact for Darlene Venable Fain, personally appeared before me this day, and, being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Darlene Venable Fain and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 3708, Page 3135, and that this instrument was executed under and by the virtue of the authority given by said instrument, granting her Power of Attorney; and that the said Marilyn Deloris Venable acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Darlene Venable Fain.

This the 26th day of July, 2022

Emily A. Zimmerman

My Commission Expires: July 27, 2026

Notary Public

Emily A. Zimmerman

Printed Name of Notary Public

Emily A. Zimmerman
 NOTARY PUBLIC
 Davidson County
 North Carolina
 My Commission Expires July 27, 2026

EXHIBIT A

Legal Description

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