

2022037227 00143

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$252.00

PRESENTED & RECORDED

08/09/2022 03:01:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3711

PG: 2453 - 2455

Mail deed and tax bills to Grantee: **7101 Avenbury Circle, Kernersville, NC 27284**

Prepared by: Raymond D. Thomas (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$252.00

Brief description: **.32 acres along McCracken Road (Part of Lots 15 and 16, Kerwin)**

GENERAL WARRANTY DEED

THIS DEED made this 5th day of August, 2022, by and between:

GRANTOR:	GRANTEE:
GREGORY E. WELTER and wife, MELISSA L. MALEY	DAUGHTERS PROPERTIES, LLC, a North Carolina limited liability company
Grantor address: 7804 High Meadows Road Greensboro, NC 27455	Grantee address: 7101 Avenbury Circle Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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:

See attached Exhibit A which is incorporated herein by reference.

Property Address: **4892 McCracken Road, Kernersville, NC 27284**


Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

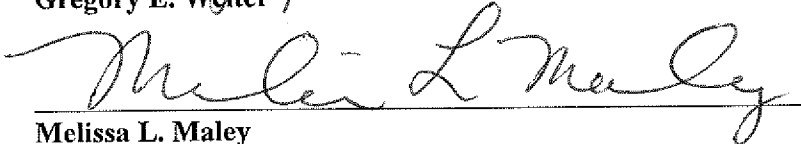
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Gregory E. Welter

 (Seal)
Melissa L. Maley


North Carolina, Forsyth County

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 therein and in the capacity indicated:

Gregory E. Welter and Melissa M. Maley

August 5, 2022

Place notary seal below this line:


 Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

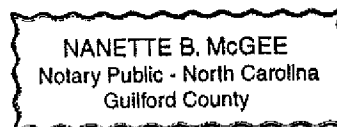


EXHIBIT A

**Daughters Properties, LLC
0.32 acres along McCracken Road
Part of Lots 15 and 16, Kerwin
4892 McCracken Road, Kernersville, NC 27284**

Present Owner: Gregory E. Welter and wife, Melissa L. Maley

Property Description:

BEGINNING at an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), the southeast corner of Kerwin Missionary Baptist Church (now or formerly) property and the southwest corner of Lot 15, Kerwin (Plat Book 4, Page 137, Forsyth County Registry); thence along the Church's line, North 14° West 152.30 feet to an iron stake, northeast corner of Church property in Era Robertson's line; thence North 64° East 70.00 feet to an iron stake in Robertson's line, Thomas F. Loflin (now or formerly) corner; thence with Loflin's line, South 32° 45' East 152.00 feet to an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), Loflin's corner; thence with the northwest margin of Railroad Avenue (aka McCracken Road), South 64° West 120.00 feet to an iron stake marking the point and place of Beginning and containing **0.32 acres**, more or less. This property is part of Lots 15 and 16, Kerwin (Plat Book 4, Page 137, Forsyth County Registry.)

There is conveyed herewith all of the property described in the deed recorded in Book 3303, Page 1714, Forsyth County Registry.

This is the same property as described in Book 3303, Page 1714, Forsyth County Registry and is designated as Tax PIN 6866-99-3599.00 (Block 5348, Lots 015B and 016C) on the Forsyth County tax maps.