

**2022039348 00173**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$3800.00**

PRESENTED & RECORDED  
 08/23/2022 04:56:26 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3714**

**PG: 523 - 524**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,800.00

Parcel Identifier No.: 6835-23-7956 (Block 0559, Lot 048)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 428 S. Main Street, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: metes and bounds, Main Street

THIS DEED made this 5<sup>th</sup> day of August, 2022 by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<b>CHERYL BLACK and husband,            KEVIN THOMAS SIMMONS</b>	<b>AMY TAYLOR NORTH            (unmarried)</b>
Mailing Address: 2424 Riddle Street, Wilmington, DE 19806	Mailing Address: 428 S. Main Street, Winston-Salem, NC 27101

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 Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a p.k. nail located at the intersection of the western right of way line of South Main Street, the northeastern corner of Lot 48 of Map of Salem, recorded in Plat Book 8, Page 66 of the Forsyth County Registry, and the southern line of an alley formerly known as Fish Alley; running thence from said beginning point with the western right of way line of South Main Street, South 04 degrees 20' 46" East 95.21 feet to an "X" in concrete; thence South 35 degrees 40' 00" West 200.00 feet to an existing iron pipe in the eastern right of way line of South Liberty Street; thence with the eastern right of way line of South Liberty Street North 04 degrees 20' West 98.12 feet to an existing iron pipe; thence with the southern line of the alley referenced above North 86 degrees 30' East 200.00 feet to a p.k. nail, the point and place of BEGINNING. This description is taken from a survey prepared by Daniel W. Donathan, RLS, entitled "Map for: Albert L. Bambach and wife, Carmen C. Bambach" dated June 20, 1994, Job No. 1-35198.

Property Address: 428 S. Main Street, Winston-Salem, NC 27101

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submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3393, Page 1592, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 66.

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

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

*Cheryl Black* (SEAL)  
Cheryl Black

*Kevin Thomas Simmons* (SEAL)  
Kevin Thomas Simmons

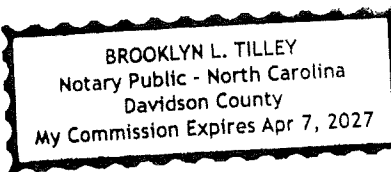
State of North Carolina, County of Forsyth

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: **Cheryl Black and, Kevin Thomas Simmons**

Date: 8/5/22

*Brooklyn L. Tilley*  
Notary Public

Brooklyn L. Tilley  
printed or typed name of notary public



My Commission Expires: Apr 7, 2027