

2022044953 00090

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
 09/30/2022 12:53:31 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3720
PG: 3153 - 3155

Mail deed and tax bills to Grantee: **5042 Old Walkertown Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (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: \$290.00

Brief description: **Lots 1, 2 and 3, The Perry Property**

GENERAL WARRANTY DEED

THIS DEED made this 30th day of September, 2022, by and between:

<p>GRANTOR:</p> <p>JACKEY SCARBERRY and wife, IRENE C. SCARBERRY</p> <p>Grantor address: P.O. Box 815 Walkertown, NC 27051</p>	<p>GRANTEE:</p> <p>KIMBERLY D. WEED</p> <p>Grantee address: 5042 Old Walkertown Road Winston-Salem, NC 27105</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

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 hereby incorporated by reference.

Property Address: **5042 Old Walkertown Road, Winston-Salem, NC 27105**

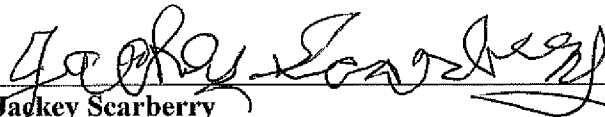
Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.



Jackey Scarberry (Seal)




Irene C. Scarberry (Seal)

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:
Jackey Scarberry and Irene C. Scarberry

September 30, 2022

Place notary seal below this line:



Notary Public - Marjorie S. McLaughlin
My Commission Expires: February 12, 2025

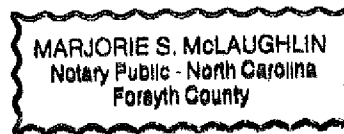


EXHIBIT A

**Kimberly D. Weed
Lots 1, 2 and 3, The Perry Property
5042 Old Walkertown Road**

Property Description:

BEING KNOWN AND DESIGNATED as **Lots 1, 2 and 3 of The Perry Property**, a map and plat of which is recorded in **Plat Book 2, Page 99** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The above described property is also described as follow:

BEGINNING at a point on the North side of Walkertown Road 50 feet northwesterly from the intersection of Walkertown Road and Perry Street running thence 180 feet in a northeasterly direction parallel to Perry Street (but fifty feet therefrom) to a ten foot alley; thence in a northwesterly direction along the south side of said alley 162.1 feet to Sam Stewart's line; thence South along Sam Stewart's line 180.77 feet to an iron stop in Walkertown Road; thence in a southeasterly direction along Walkertown Road 146.8 feet to the point of BEGINNING, said tract being known and designated as Lots 1, 2 & 3 on the map of the Perry Property belonging to S.W. Garber, recorded in Plat Book 2, Page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina.

There is conveyed herewith all of the property described in the deed recorded in Book 2860, Page 4094, Forsyth County Registry.

This is the same property as described in Book 2860, Page 4094, Forsyth County Registry and is designated as Tax PIN 6847-58-9560.00 (Block 2273, Lots 001A, 001B, 002A, 002B, 003A and 003B) on the Forsyth County tax maps.