

2022045432 00115

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$860.00

PRESENTED & RECORDED
 10/04/2022 02:40:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3721
PG: 1490 - 1492

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$860.00

Tax Parcel Identification Number: 5896-95-3303.0000

This instrument was prepared by: T. Lawson Newton, 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: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 4857 Robinhood Road, Winston Salem, NC 27106

Property Address: 4857 Robinhood Road, Winston Salem, NC 27106

Brief description for the Index: See Exhibit A

THIS DEED made this 4th day of October, 2022 by and between

GRANTOR

**David John Poole and wife,
Wandah Dawn Poole**

**P.O. Box 459
Pfafftown, NC 27040**

GRANTEE

**Cody Jacob Foster and wife,
Rachel Bowden**

**4857 Robinhood Road
Winston Salem, NC 27106**

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.**

submitted electronically by "Craige 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.

For back title reference, see the deed recorded in Book 3278 Page 4105 Forsyth County Registry.

THIS IS Y 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.

David John Poole (SEAL) Wandah Dawn Poole (SEAL)
David John Poole Wandah Dawn Poole

STATE OF N.C.

COUNTY OF Forsyth

I, Emily A. Zimmerman, a Notary Public for the County of Davidson and State of N.C., do hereby certify that David John Poole and Wandah Dawn Poole either being personally known to me or proven by satisfactory evidence (said evidence being NCO), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 4th day of October, 2022.

Emily A. Zimmerman
Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

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

Exhibit "A"

All that parcel of land lying in Vienna Township, County of Forsyth and State of North Carolina containing 2.09233 by coordinate computation as shown on a survey dated March 7, 2016 for Donald John Poole and wife, Wandah Dawn Poole by Thomas A. Riccio, Professional Land Survey (Drawing No. 16057) and being described more particularly as follows:

Beginning at an iron stake lying in the north right of way of Robinhood Road, southeast corner of the property of Harry Dawson et ux (Deed Book 2441, page 1439/Tax Block 4641, Lot 22B/PIN No. 5896-95-0441) and running thence with aforesaid Dawson line the three (3) following courses and distances: 1) North 41 degrees 11 minutes 45 seconds East 186.78 feet to an iron stake; 2) South 55 degrees 10 minutes 58 seconds East 49.43 feet to an iron stake; and 3) North 54 degrees 42 minutes 21 seconds East 170.24 feet to an iron stake; southeast corner of the property of John A. Karpel (Deed Book 1813, page 3110/Tax Block 4641, Lot 103/PIN No. 5896-95-3769); running thence with Karpel's line, the two (2) following courses and distances: 1) North 54 degrees 38 minutes 40 seconds East 73.08 feet to an iron stake and continuing 2) North 55 degrees 03 minutes 32 seconds East 24.42 feet to an iron stake, southwest corner of the property of Mary Decier Walker (Deed Book 1632, page 2774/Tax Block 4635, Lot 12E/PIN No. 5896-95-5572); running thence with Walker's line South 64 degrees 23 minutes 30 seconds East 73.00 feet to an iron stake; northwest corner of the property of JGC Partners, LLC (Deed Book 3256, page 3546/ Tax Block 4635, Lot 214/PIN No. 5896-95-4287) running thence with JGC Partners' line South 17 degrees 11 minutes 00 seconds West 401.25 feet to an iron stake lying in the north right of way line of Robinhood Road; and running thence the two (2) following courses and distances with the north right of way line of Robinhood Road; 1) North 66 degrees 14 minutes 59 seconds West 133.29 feet to an iron stake; and 2) North 65 degrees 34 minutes 00 seconds West 227.98 feet to the place of beginning.

The property described herein is PIN No. 5896-95-3303.000 and being Tax Lot 315 of Block 4635, Forsyth County Tax Maps. The property address is 4857 Robinhood Road, Winston-Salem, NC 27106