

2022045867 00184

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$960.00

PRESENTED & RECORDED
 10/06/2022 04:19:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3721

PG: 3855 - 3857

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$960.00

Tax Parcel Identification Number: 5896-95-0441.000

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: 4877 Robinhood Road, Winston Salem, NC 27106

Property Address: 4877 Robinhood Road, Winston Salem, NC 27106

Brief description for the Index: See Exhibit A

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

GRANTOR

**Harry Dawson and wife,
 Lisa Dawson**

**6524 Shallowford Road #781
 Lewisville, NC 27023**

GRANTEE

**Seth Duffala and wife,
 Summer Redwine**

**4877 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 2441 Page 1439 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.

Harry Dawson
Harry Dawson

(SEAL)

Lisa Dawson
Lisa Dawson

(SEAL)

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 Harry Dawson and Lisa Dawson either being personally known to me or proven by satisfactory evidence (said evidence being N/A), 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 5th day of October, 2022.

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"

(94-117.GIP) Being a 1.7926 acre, more or less, tract or parcel of real property lying in Vienna Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at a common corner of the LaVanch Griffith Ayers' property as more particularly described in Deed Book 920, Page 452 (all references herein are to recordations in the Office of the Register of Deeds of Forsyth County, North Carolina), said existing iron stake further being a common corner with Robert E. Wishon, Sr., (see Deed Book 636, Page 188 and Deed Book 627, Page 162) and being located North 39 deg. 11 min. 52 sec. East 186.71 feet from an existing iron stake lying in the northern margin of the 60 foot-wide right-of-way of Robinhood Road (said existing iron stake lying in the northern margin of Robinhood Road is located North 66 deg. 01 min. 10 sec. West 879.84 feet from the North Carolina Geodetic station monument known as "Fleetwood" which has NAD 27 coordinates of North 864800.251 and East 1599761.731; the tie bearing is based on North Carolina grid; the distance is ground horizontal); thence South 39 deg. 11 min. 52 sec. West 186.71 feet to an existing iron stake lying in the northern margin of said road, Ayers' corner; thence North 68 deg. 10 min. 38 sec. West 175.75 feet to an existing iron stake lying in the northern margin of said road, Ayers' corner; thence North 24 deg. 42 min. 34 sec. East 279.21 feet to an existing iron stake lying in Ayers' western boundary line; thence North 22 deg. 39 min. 18 sec. East 32.69 feet to an existing iron stake lying at the southeast corner of the John Karpel, et ux. property described in Deed Book 920, Page 452, Ayers' corner; thence South 68 deg. 43 min. 35 sec. East 352.76 feet to an existing iron stake, a common corner with said Karpel, Ayers' corner; thence South 52 deg. 43 min. 01 sec. West 170.09 feet to an existing iron stake, Ayers' corner; thence North 57 deg. 23 min. 43 sec. West 49.31 feet to the point and place of BEGINNING; containing 1.7926 acres, more or less, according to a Plat Map entitled "Boundary Survey for Phillip L. Gipson" drawn from a survey by Kale Engineering, dated February 14, 1994.

The above-described property is a portion of Tax Lot 22, Block 4641, on the Forsyth County Tax Maps and is further a portion of the property described in Deed Book 920, Page 452 of the Forsyth County, North Carolina, Registry.