

2022050928 00084FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00PRESENTED & RECORDED
11/14/2022 09:30:20 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3727
PG: 4493 - 4495**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$310.00****Tax Parcel Identification Number: 6815-61-5320.000****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**NO TITLE SEARCH PERFORMED OR REQUESTED****Mail Tax Bill to:** 289 Wandering Lane, Mocksville, NC, 27028**Property Address:** 407 Harvey Street, Winston Salem, NC 27103

Brief description for the Index: See Exhibit A

THIS DEED made this 2nd day of November, 2022 by and between**GRANTOR****Richard M. Reynolds and wife,
Sharon M. Reynolds****405 Lagerfield Court
Kernersville, NC 27284****GRANTEE****Matthew Harding, Single****289 Wandering Lane
Mocksville, NC 27028**

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 "T Dan Womble Attorney"
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 1803 Page 3785 Forsyth County Registry.

THIS IS ___ OR IS NOT X 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.

Richard M. Reynolds (SEAL) Sharon M. Reynolds (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 Richard M. Reynolds and Sharon M. Reynolds either being personally known to me or proven by satisfactory evidence (said evidence being NCA), 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 2nd day of November, 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

BEGINNING at an iron stake in the Southernmost right of way line of Harvey Street, the Northernmost corner of the Costner Tract described in Deed Book 1031, Page 29, Forsyth County Registry; thence continuing from said Beginning point with said right of way line North 45° 53' 08" East 69.99 feet to an iron, the corner of Lot 26, as shown on the Map of P. H. Hanes Knitting Company Property, Section Two, recorded in Plat Book 17, Page 59, Forsyth County Registry; thence continuing with the line of Lot 126, South 44° 25' 31" East 133.17 feet to an iron in the approximate center of a 10 foot alley, another corner of said Lot 126; thence continuing with the approximate center line of said alleyway South 47° 24' 48" West 71.11 feet to an iron in the Easternmost corner of said Costner tract; running thence with Costner's line North 43° 56' 56" West 131.28 feet to the point and place of Beginning, containing 0.214 acres, more or less, all according to a survey prepared by Philp R. Ball, RLS, L-2107, originally dated 1984, revised October 13, 1993.

BEING THE SAME AND IDENTICAL PROPERTY as Lot 125 as shown on the Map of P. H. Hanes Knitting Company Property, Section Two, recorded in Plat Book 17, Page 59, Forsyth County Registry.

See Deed Book 1447, Page 101. Also, Lot 125, Tax Block 3804 H, Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO a non-exclusive Terminable Access Easement as described in Deed Book 1803, Page 3774, Forsyth County Registry, incorporated by reference herein and recorded simultaneously.