

2022052280 00145FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$345.00

PRESENTED & RECORDED

11/22/2022 02:00:31 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3729

PG: 2549 - 2551

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$345.00

Parcel Identifier No.: 6837-77-3053.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 301 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: +/- .339 acres

THIS DEED made this 18th day of November, 2022, by and between**GRANTOR**

Jerry R. Brown, Jr and spouse, Robbin Leigh Jones

Mailing Address: P.O. Box 294
Wallburg, NC 27373**GRANTEE**

Denise Williams-Rice, single

Property Address: 1110 Ada Avenue, Winston-Salem, NC
27105Mailing Address: 1110 Ada Avenue
Winston-Salem, NC 27105

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 2438, Page 542, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

Submitted electronically by "Stegall & Clifford, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Jerry R. Brown, Jr.
Jerry R. Brown, Jr

Robbin Leigh Jones
Robbin Leigh Jones

STATE OF NORTH CAROLINA
COUNTY OF Davidson

I, Christina M Whitley Notary Public, do hereby certify that Jerry R Brown, Jr and Robbin Leigh Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 18th day of November, 2022.

Christina M Whitley
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8/19/2025

CHRISTINA M WHITLEY
Notary Public
Davidson County, North Carolina
My Commission Expires 8-19-2025

Exhibit "A"

BEGINNING at an iron found in the southern margin of the right of way of Ada Avenue, a corner with the property of Patrick Lundergan (Deed Book 1880 Page 3577); thence from the BEGINNING point and along and with the southern margin of the right of way of Ada Avenue south 87° 29' 29" east 88.83 feet to an iron set; thence along and with a new line south 2° 30' 31" west 165.83 feet to an iron set, a corner with lots shown on plat recorded in Plat Book 12 Page 192; thence along and with the property line of lots shown on plat recorded in Plat Book 12 Page 192 north 87° 38' 00" west 88.96 feet to an iron found, another corner with the property of Patrick Lundergan (Deed Book 1880 Page 3577); thence along and with the property line of Lundergan north 2° 33' 22" east 166.05 feet to the point and place of BEGINNING and being all of Tract "A" consisting of 14,752 square feet/0.339 acres, more or less, as shown on survey by David Bradley Coe, professional land surveyor dated December 3, 2003, Job No. 2003247 and being Tax Lots 17, 18 and 19 in Block 2228.

Parcel ID # 6837-77-3053.000

Property Address: 1110 Ada Avenue, Winston-Salem, NC 27105