

2023000046 00046

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
01/03/2023 10:10:42 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3735
PG: 1291 - 1303

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: See Exhibit A for tax parcel numbers for 30 Tracts

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4004 Old Vineyard Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 30 Tracts

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

GRANTOR	GRANTEE
<p>MARVIN F. HANSLEY (a/k/a Marvin F. Hansley, Sr.) and wife, MARY P. HANSLEY (a/k/a Mary L. Hansley)</p>	<p>HANSLEY RENTALS LLC a North Carolina limited liability company</p>
<p>Mailing Address: 4004 Old Vineyard Road, Winston-Salem, NC 27104</p>	<p>Mailing Address: 4004 Old Vineyard Road, Winston-Salem, NC 27104</p>

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property does not include the primary residence of the Grantor.

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.

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

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mary P. Hansley (SEAL)
Mary P. Hansley

Marvin F. Hansley, Sr. by Miranda Louise Vaden (SEAL)
Marvin F. Hansley, Sr. by Miranda Louise
Vaden, his Attorney-in-Fact

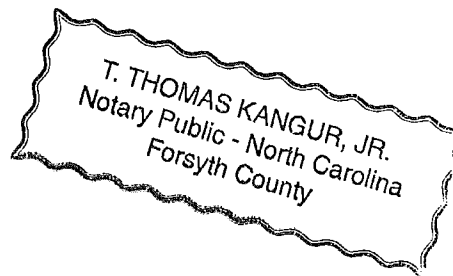
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Mary P. Hansley**

Date: 12/30/22

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public



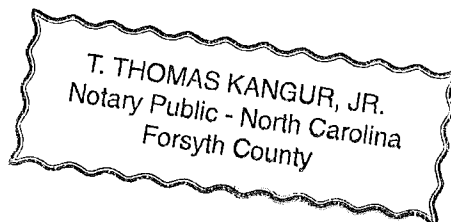
My Commission Expires: 9/27/27

State of North Carolina, County of Forsyth

I, T. Thomas Kangur, Jr., a Notary Public of Forsyth County, North Carolina hereby certify that, **Miranda Louise Vaden**, Attorney in-Fact for **Marvin Francis Hansley, Sr.** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **Marvin Francis Hansley, Sr.** and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 3699, Page 281**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Miranda Louise Vaden** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Marvin Francis Hansley, Sr.**

Date: 12/30/22

T. Thomas Kangur, Jr.
Notary Public



T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 9/27/27

Exhibit A

Tract 1:

Being known and designated as Lot No. 113, as shown on the map of Weston, SECTION 3, as recorded in Plat Book 12, Page 210, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-57-1318 (Block 2359, Lot 113)

Property Address: 3624 Cornell Boulevard, Winston-Salem, NC 27107

Tract 2:

Being known and designated as Lot Nos. 15 and 16 of Block E, as shown on the map of E. B. Cassell Property, as recorded in Plat Book 3, Page 84-A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. SAVE AND EXCEPT that right of way to the City of Winston-Salem recorded in Book 1332, Page 1318.

Tax Parcel Number: 6833-89-7850 (Block 1814, Lot 015B)

Property Address: 813 Elon Street, Winston-Salem, NC 27107

Tract 3:

Being known and designated as Lot Nos. 5 and 6, in Block F, as shown on the map of E. B. Cassell Property, as recorded in Plat Book 3, Page 84A, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more definite description.

Tax Parcel Number: 6833-89-7558 (Block 1815, Lot 005B)

Property Address: 816 Elon Street, Winston-Salem, NC 27107

Tract 4:

Being known and designated as Lot Nos. 17 and 18, Block E, as shown on the map of E. B. Cassell Property, as recorded in Plat Book 3, Page 84(A), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Save and except that portion of the hereinabove described property which is within the right-of-way granted to the City of Winston-Salem by Agreement dated May 15, 1980, as recorded in Deed Book 1332, Page 1322, Forsyth County Registry, and more particularly known as Tax Lots 17A and 18A of Forsyth County Tax Block 1814.

Tax Parcel Number: 6833-89-8800 (Block 1814, Lot 017B)

Property Address: 817 Elon Street, Winston-Salem, NC 27107

Tract 5:

Being a lot located on the west side of Fremont Street (formerly Wilson Street), and **being known and designated** as Lot No. 14, as shown on the map of Clinard Heights, as recorded in Plat Book 5, Page 54, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Tax Parcel Number: 6834-71-9371 (Block 1710, Lot 014)

Property Address: 3222 Fremont Street, Winston-Salem, NC 27107

Tract 6:

Being known and designated as Lot Number one thirty five (135), as shown on the map of WESTON, SECTION 3, said map being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 210, reference to said map is hereby made for a more definite and particular description.

Tax Parcel Number: 6833-47-8579 (Block 2359, Lot 135)

Property Address: 3618 Harvard Road, Winston-Salem, NC 27107

Tract 7:

Being known and designated as Lot No. 136, as shown on the map of WESTON, SECTION 3, as recorded in Plat Book 12, Page 210, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-47-8551 (Block 2359, Lot 136)

Property Address: 3620 Harvard Road, Winston-Salem, NC 27107

Tract 8:

Being known and designated as Lot No. 137, as shown on the map of WESTON, SECTION 3, as recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 217, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-47-8444 (Block 2359, Lot 137)

Property Address: 3622 Harvard Road, Winston-Salem, NC 27107

Tract 9:

Being known and designated as Lot Number 138, as shown on the map of WESTON, SECTION 3, as recorded in Plat Book 12, Page 210, 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.

Tax Parcel Number: 6833-47-8336 (Block 2359, Lot 138)

Property Address: 3624 Harvard Road, Winston-Salem, NC 27107

Tract 10:

Being known and designated as Lot No. 80, as shown on the map of EASTON, same being of record in Plat Book 14, Page 23(4), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more complete description.

Tax Parcel Number: 6844-11-9485 (Block 2377, Lot 080)

Property Address: 1123 Louise Road, Winston-Salem, NC 27107

Tract 11:

Being known and designated as Lot No. 64, as shown on the revised map of MORNINGSIDE MANOR, SECTION 8, AREA C, as recorded in Plat Book 24, Page 101, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6844-47-0847 (Block 2972, Lot 064)

Property Address: 1660 Marble Street, Winston-Salem, NC 27107

Tract 12:

Being known and designated as Lot No. 73, as shown on the map of SOUTH TERRACE, as recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 88, to which said map reference is hereby made for a full and complete description of said lot.

Tax Parcel Number: 6834-42-5239 (Block 1724, Lot 073)

Property Address: 2916 Patria Street, Winston-Salem, NC 27127

Tract 13:

Being known and designated as Lot No. 424, as shown on the map of CENTRAL TERRACE Property, formerly owned by H. E. Courtland, which map is recorded in Plat Book 4, at Page 61, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6834-42-7204 (Block 1725, Lot 424)

Property Address: 2923 Patria Street, Winston-Salem, NC 27127

Tract 14:

Being known and designated as Lot No. 46, as shown on the map of South Terrace, as recorded in Plat Book 3, Page 88, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also a portion of land adjoining Lot No. 46 on the map of South Terrace formerly in Barber and Stockton Streets, now abandoned, quitclaimed and withdrawn, and fully described as follows: BEGINNING at a point in the South line of Barber Street, said point 57.0 feet Westwardly from the Northeast corner of Lot No. 46, Block 1724, Forsyth County Tax Map. Said point being a P.C. on the original Barber Street Line as shown on the map of South Terrace; running thence Westwardly and Southwardly along the original line of said Barber Street along a curve of 125.0 foot radius, a chord distance of 56.0 feet to a point, a P.R.C.; thence along a curve of 80.0 ft. radius, a chord distance of 26.0 feet to a point, another P.R.C.; thence along a curve of 30.0 ft. radius, a chord distance of 25.4 feet to a point, the original Western corner between Lots 45 and 46, Block 1724; thence Westwardly along the extension of the line between said Lots 45 and 46, 1.11 feet to an iron stake, a new corner between said lots; thence on a new line along a curve of 50.0 feet radius as it curves Northwardly and Eastwardly a curve distance of 72.22 feet to an iron stake, a P.T. in the new South line of Barber Street; thence along the new South line of Barber Street Eastwardly 48.0 feet to the BEGINNING.

For chain of title see the original deed to Irene Adams Choplin, dated 1970, Deed Book 1007, Page 211.

Tax Parcel Number: 6834-42-3499 (Block 1724, Lot 46)

Property Address: 2901 Stockton Street, Winston-Salem, NC 27127

Tract 15:

Beginning on the west side of Violet Street at the northeast corner of Lot No. 23; thence westwardly 135 feet to an iron stake on the east line of an alley; thence northwardly with the said alley 50 feet to an iron stake; thence eastwardly along the south line of Lot No. 21, 135 feet to Violet Street; thence southwardly 50 feet to the point and place of beginning. Being Lot No. 22, as shown on the map of JAMES CONRAD COMPANY, as recorded in Plat Book 2, at Page 84, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6834-26-4886 (Block 1630, Lot 022)

Property Address: 2116 Violet Street, Winston-Salem, NC 27127

Tract 16:

Being known and designated as Lot Nos. 59 and 60, Block B, as shown on the map entitled Bertie Charles Hauser Property, made by Paul King, C.E., formerly owned by M. L. Charles and known as the part of Martin Charles Land, which plot is recorded in Plat Book 4, at Page 22, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6834-82-2272 (Block 1708, Lot 059)

Property Address: 738 Woodcote Drive, Winston-Salem, NC 27107

Tract 17:

Being known and designated as Lots 33 and 34, Block E, as shown on the map of E. B. Cassell Farm, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 84-A, reference to which is hereby made. The lots are located at the southwest intersection of what is now known as Cranford and Rosie Streets.

Tax Parcel Number: 6834-90-0000 (Block 1814, Lot 033B)

Property Address: 3602 Rosie Street, Winston-Salem, NC 27107

Tract 18:

Beginning at an iron stake on the West margin of Francis Street, the Northeast corner of lot number 29; running thence with the West margin of Francis Street North 2° 20' East 50 feet to an iron stake, the Southeast corner of lot number 31; thence with the South line of lot number 31, North 87° 40' West 143 feet to an iron stake on the East line of an unnamed 15 foot alley, the Southwest corner of lot number 31; thence with the East line of said alley South 2° 20' West 50 feet to an iron stake, the Northwest corner of lot number 29; thence with the North line of lot number 29, South 87° 40' East 143 feet to the BEGINNING; **Being known and designated** as Lot No. 30, as shown on the map of ALLENDALE, recorded in Plat Book 2, Page 28, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6834-96-5825 (Block 1532, Lot 030)

Property Address: 2026 Francis Street, Winston-Salem, NC 27107

Tract 19:

Being known and designated as Lot No. 40, as shown on the map of Rosemont, recorded in Plat Book 4, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-08-3236 (Block 2012, Lot 040)

Property Address: 3509 Rosemont Avenue, Winston-Salem, NC 27127

Tract 20:

Being all of lot numbers 47 and 48 of the ROSEMONT Development, and for more particular description, see map recorded in Plat Book 4, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-07-3807 (Block 2012, Lot 047)

Property Address: 815 W. Clemmons Road, Winston-Salem, NC 27127

Tract 21:

BEGINNING at an iron stake in the south bank of Clemmons ville Road, 56 feet east of a stone in the south bank of the Clemmons ville Road, formerly Amos Hege's line, running thence with Clemmons ville Road in an easterly direction 125 feet to an iron stake; thence at right angles with Clemmons ville Road 200 feet in a southerly direction to an iron stake, thence parallel with Clemmons ville Road 125 feet in a westerly direction to an iron stake; thence parallel with the east line and at right angles with the south line, 200 feet in a northerly direction to the place of beginning, adjoining the lands of J. E. Krites on the east, south and west and being a part of the 16 acre tract conveyed to J. E. Krites and wife, Cora Krites, by B. H. Longworth and wife, Nancy Longworth, October 3, 1914, and recorded in book 135 of Deeds, on page 58, in the Office of the Register of Deeds of Forsyth County, NC.

INCLUDED IN THE DESCRIPTION ABOVE IS THE FOLLOWING DESCRIBED LAND, to wit:

Beginning at an iron stake, said stake being the Northeast corner of V. C. Krites Lot and running thence with Clemmons ville Road in an Easterly direction 25 fl. to an iron stake; thence at right angles with Clemmons ville Road 200 ft. in a Southerly direction to an iron stake; thence parallel with Clemmons ville Road 25 ft. in a Westwardly direction to an iron stake; thence 200 ft. in a northwardly direction with V. C. Krites line to the place of beginning. This conveyance is part of a 55' by 200' tract recorded in Book 581, Page 299 in the Office of the Register of Deeds of Forsyth County, N.C.

SAVE AND EXCEPT that portion and temporary easement conveyed to the City of Winston-Salem in the deed recorded in Book 2961, Page 4272, Forsyth County Registry.

Being the same and identical property as described in Deed Book 3293, Page 3639, Forsyth County Registry.

Tax Parcel Number: 6833-07-1564 (Block 3866, Lot 053B)

Property Address: 902 W. Clemmons ville Road, Winston-Salem, NC 27127

Tract 22:

Being known and designated as Lot Nos. 65 and 65 ½ , as shown on the map of ATWOOD INN PLACE, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 77, to which said map reference is made for a full and complete description. On said map, each of the above lots fronts on the south side of Hinshaw Avenue 25 feet and extends back of that same width 215 feet on the West side of Lot No. 65 and 234 feet on the east side of Lot No. 65 ½ .

Tax Parcel Number: 6825-45-4462 (Block 0895, Lot 065)

Property Address: 1954 Hinshaw Avenue, Winston-Salem, NC 27104

Tract 23:

Being known and designated as Lot No. 5, Block U, as set out upon the map of FORSYTH DEVELOPMENT COMPANY OF WINSTON-SALEM, INC., a plat of which is recorded in Plat Book 12, at Page 163, in the office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Tax Parcel Number: 6825-11-5557 (Block 1638, Lot 005F)

Property Address: 701 Magnolia Street, Winston-Salem, NC 27103

Tract 24:

Being known and designated as Lots 58, 57, 56 and the western 15 feet of Lot 55, as shown on the map of the Davis Property, Block B, which map is recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, Page 41, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6817-43-9732 (Block 2351, Lot 055B)

Property Address: 2939 Waterford Road, Winston-Salem, NC 27106

Tract 25:

Being located at the northwest corner of Cherokee Lane and Melrose Street; and **being known and designated** as Lot No. 9, as shown on the map of ARDMORE FOREST, as recorded in Plat Book 9, Page 14, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference to which is hereby made for a more definite and particular description.

Tax Parcel Number: 6824-38-0425 (Block 1683, Lot 009)

Property Address: 1240 Melrose Street, Winston-Salem, NC 27103

Tract 26:

Being known and designated as Lot Nos. 43, 44 & 45, as shown on the plat of ROSEMONT, as recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 4, Page 106, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-08-3037 (Block 2012, Lot 043)

Property Address: 3525 Rosemont Avenue, Winston-Salem, NC 27127

Tract 27:

Being known and designated as Lot No. 46, as shown on the map of ROSEMONT, as recorded in Plat Book 4, at Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6833-07-3937 (Block 2012, Lot 046)

Property Address: 3533 Rosemont Avenue, Winston-Salem, NC 27127

Tract 28:

BEGINNING at an iron stake on the west margin of Rosemont Street, said stake being 150 feet south of the southeast corner of Lot No. 4 as shown on plat of Rosemont Development, plat of said property recorded in Plat Book 4, Page 106, Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made; running thence with the west margin of Rosemont Street, South 5 deg. 03' East 65 feet to an iron stake, being a new corner of David White; thence on a new line North 84 deg. 51' West 145.85 feet to an iron stake; thence North 05 deg. 03' East 65 feet to an iron stake; thence South 84 deg. 51' East 145.85 feet to the point and place of Beginning.

Tax Parcel Number: 6833-07-1926 (Block 2011, Lot 206)

Property Address: 3534 Rosemont Avenue, Winston-Salem, NC 27127

Tract 29:

Beginning at an iron stake on the west margin of Rosemont St. (now known as Rosemont Avenue), said iron being 50 feet south of the southeast corner of Lot No. 4 of Rosemont Development, running thence with the west margin of Rosemont Street South 2 degrees 05' West 100 feet to an iron stake; thence on a new line North 87 degrees 27' West 149.4 feet to an iron stake in the line of Lee Shutt, thence with the line of said Shutt, North 1 degree 53' East 100 feet to an iron stake; thence South 87 degrees 27' East 149.8 feet to the place of beginning, containing 0.34 acres more or less.

Tax Parcel Number: 6833-08-1035 (Block 2011, Lot 201)

Property Address: 3524 Rosemont Avenue, Winston-Salem, NC 27127

Tract 30:

BEGINNING at a point in the western right of way line of Rosemont Avenue which marks the Southeast corner of Lot 5 and the Northeast corner of Lot 4 as shown on the map of Rosemont Subdivision, recorded in Plat Book 4, Page 106, Forsyth County Registry. From said beginning point along the western right of way line of Rosemont Avenue, South $04^{\circ} 18' 01''$ West 99.88 feet to an existing iron pipe which marks the Northeast corner of the property of Marvin Hansley (Deed Book 1770, Page 2994); thence North $86^{\circ} 38' 12''$ West 148.76 feet along the northern boundary of said property of Marvin Hansley to an existing iron pipe; thence North $02^{\circ} 59' 24''$ East 50.95 feet along the East boundary of Myrtle Shutt to an existing iron pipe which marks the Southwest corner of Lot 4; thence North $03^{\circ} 40' 40''$ East 50.56 feet along the West line of Lot 4 and the East line of Myrtle Shutt to an existing iron pipe which marks the Northwest corner of Lot 4 and the Southwest corner of Lot 5; thence South $86^{\circ} 00' 47''$ East 150.46 feet along the southern boundary of Lot 5 and the northern boundary of Lot 4 to a point in the western boundary of Rosemont Avenue which marks the point and place of beginning. The herein described tract is as shown on a plat of survey for Bobby and Annette Creeson prepared April 19, 1999 by Abbotts Creek Surveying, Inc.

Tax Parcel Number: 6833-08-1135 (Block 2011, Lot 004)

Property Address: 3516 Rosemont Avenue, Winston-Salem, NC 27127