

2023003666 00095

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$160.00

PRESENTED & RECORDED
02/03/2023 01:43:57 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3739

PG: 1400 - 1402

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier Number: 6838-36-4662.000 Tax ID or Block & Lot: BLOCK 2242 LOT 105

Mail/Box to: Grantee at 109 Oak Street, Kernersville, NC 27284

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Part of Lots 20-22, Section 2 Map of DT James

THIS DEED made this February 3, 2023 by and between

GRANTOR	GRANTEE
Barbara West Wooten, widow	Dreamer Acquisitions LLC, a NC LLC
Grantor Address:	Buyer Address:
5841 Crestlawn Court Pfafftown, NC 27040	109 Oak Street Kernersville, NC 27284
	Property Address: 5715 Old Rural Hall Road 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake in Eades corner in the Northeast Margin of the Rural Hall Road which said corner is a Northwest corner of Lot No. 23, and running thence along the East side of the Rural Hall Road North 24° West 75 feet to Coan's corner; running thence North 76° East along Coan's line 150 feet to an iron stake; running thence on a new line South 24° East 75 feet to an iron stake in the North line of Lot No. 23 which is also Eades line; running thence South 76° West 150 feet along Eades line to the place of BEGINNING. The same being a strip 75 feet by 150 feet off the William Barley Marshall and wife, Bertie Frances Marshall, tract of land lying in Middlefork Township, and being a Western 150 feet of Lots 22 and 21 and a Western 150 feet of the South 5 feet of Lot No. 20, all as shown on the Map of D. T. James Property, Section No. 2, recorded in the office of the Register of Deeds of Forsyth County, N. C., in Plat Book 8, Page 178, to 'which said map reference is hereby made for a full and complete description of said lot.

This Deed is made subject to a 15-foot right-of-way over this land which is now being used by A • M. Horton leading back from the Rural Hail Road to A. 14. Horton's land and which said right-of-way is recorded in Deed Book 575, Page 319. Also made subject to that right of way to the City of Winston-Salem as recorded in Deed Book 2772, Page 890, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 960, Page 625.

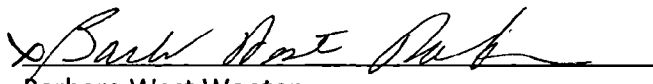
A map showing the above described property is recorded in Plat Book 8, Page 178.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2023 ad valorem taxes, Easement in Deed Book 575, Page 319, and Right of Way recorded in Deed Book 2772, Page 890, Forsyth County Registry.

____ / ____ THIS PROPERTY DOES ~~DOES NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

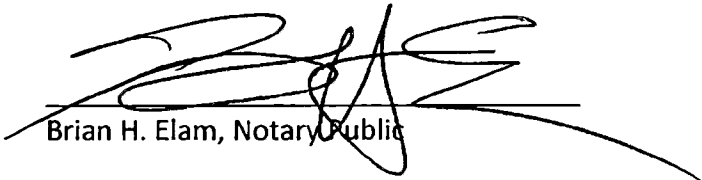
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Barbara West Wooten

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Barbara West Wooten personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 3 day of February, 2023.

My Commission Expires: 10/3/27


Brian H. Elam, Notary Public

