

2023006986 00032

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$37.00

PRESENTED & RECORDED
 03/06/2023 11:28:35 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3743

PG: 832 - 834

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 37.00
Parcel ID:	6836-02-8669.000
Mail/Box to:	Ingle Law, PLLC, 8512 US Highway 158, Stokesdale, NC 27357
Prepared by:	Ingle Law, PLLC, 8512 US Highway 158, Stokesdale, NC 27357
Brief description for the Index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 6th day of March, 2023, by and between:

GRANTOR	GRANTEE
Ronald H. Briston and wife, Margaret J. Briston 123 Mayfair Drive Winston-Salem, NC 27105	The Do School A NC Non-Profit Corporation 1445 Underwood Avenue Winston-Salem, NC 27105

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Attached Exhibit "A"

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1660 page 3834.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 3 page 32.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Ronald H. Briston
Name: Ronald H. Briston

Margaret J. Briston
Name: Margaret J. Briston

Name: _____

Name: _____

Entity Name _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF NZ COUNTY OF Forsyth Guilford RIM

I Raphael L. Marion Forsyth RLM, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10 day of March 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Ronald H. Briston, Margaret J. Briston

Affix Notary Seal/Stamp

RAPHAEL L MARION
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires _____

Raphael L Marion
Notary Public (Official Signature)
My commission expires: 10-27-2025

Exhibit "A"

All those certain lots of land lying and situated and being in the County of Forsyth and State of North Carolina, Winston Township, in or near the City of Winston-Salem, North Carolina and being Lot No. 7, Block "F" on plat of land formerly owned by City of Winston-Salem and others and known as part of the W.F. Snipes Estate, as surveyed and platted by J.W. Pugh, plat of which is on record in Forsyth County, Register of Deeds Office, in Plat Book 3, Page 32 to which said reference is hereby made for a more perfect and complete description by metes and bounds.

Also being known and designated as Lot 7, Block 943, Forsyth County Tax Maps.