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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
03-10-2023 03:38:34 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3743
PG: 4436-4438

Original to: L. Donald Long, Jr., Esq.

This instrument was prepared by: L. Donald Long, Jr., Attorney at Law
NCSB No. 8374
119 Brookstown Avenue, Suite 301
Winston-Salem, NC 27101

Brief Description for the Index: Block 2430, Lot 069, BU1
N. Patterson Avenue

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of March, 2023, by and between

GRANTOR

GRANTEE

SARA LONG SPENCER
(Widowed)

JOHN ADDISON SPENCER FAMILY LLC

The designation Grantor and Grantee are used herein and shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, Grantor has and by these presents and does grant, bargain, sell and convey its entire interest in and to the real property described herein, unto the Grantee, in fee simple all that certain lots or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Original to: Donald Long

TRACT 1: BEGINNING at a concrete right of way marker in the west right of way line of U.S. Route 52 near its junction with Indiana Avenue, said right of way line being 75 feet west of the parallel to the center line of the pavement of the U.S. Route 52, running thence South 70 deg. 20' West 421 feet to a concrete right of way marker in the East line of Indiana Avenue, said marker being 30 feet from the center line of Indiana Avenue; running thence with the East line of Indiana Avenue to a chord distance of North 39 deg. 12' West 103.04 feet to a point in the East line of the said Indiana Avenue; running thence North 51 deg. 00' East 136.6 feet to a stake in the West right of way line of said U.S. Route 52; running thence with the West line of said right of way South 0 deg. 30' West 151.2 feet to the BEGINNING, AND BEING ALL OF THE PROPERTY CONVEYED TO Pilot Building, Inc. by Deed recorded in Deed Book 612, Page 342, in the Office of the Register of Deeds of Forsyth County, N.C. This Deed is drawn from a survey made by Carl F. Beauchamp dated November 28, 1960. See also Deed 816, Page 107.

TRACT 2: Being a strip of land approximately 10 feet in width running from the Western right of way line of Southern Railway to the Eastern right of way line of Indiana Avenue, and being also all of that property conveyed by quitclaim deed recorded in Deed Book 761, page 543, in the Office of the Register of Deeds of Forsyth County, North Carolina. See also Deed Book 816, Page 107.

Property Address: 3100 N. Patterson Avenue, Winston-Salem, North Carolina 27105

The property hereinabove described was acquired by Grantor via Deed dated July 7, 1977, and recorded on August 12, 1977, in Book 1211, Page 1038, of the Forsyth County Registry.

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: Easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set her 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 or its Board of Directors, the day and year first above written.

Sara Long Spencer (SEAL)
SARA LONG SPENCER
 Grantor

NORTH CAROLINA)
)
 FORSYTH COUNTY,)

I, *Joanne M. Voller*, Notary Public of the County and State aforesaid, certify that SARA LONG SPENCER, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp, this the *9th* day of March, 2023.

Joanne M. Voller
 Notary Public

My Commission Expires: *02/28/2027*

