

2023012293 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$167.00

PRESENTED & RECORDED

04/17/2023 01:26:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3749

PG: 2058 - 2059

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$167.00

Parcel Identifier No.: 6845-15-9728 (Block 1991A, Lot 006)

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

Mail tax bills to Grantee: 2143 Jamestown Road, Winston-Salem, NC 27106

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: 2224 E. First Street

THIS DEED made this 17th day of April, 2023, by and between,

GRANTOR	GRANTEE
KEITH SNEED and wife, AMY SNEED	KEITH J. TANNER (unmarried)
Mailing Address: 513 Buck Run Drive, Kernersville, NC 27284	Mailing Address: 2143 Jamestown Road, Winston-Salem, NC 27106

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:

BEGINNING at the southeast intersection of Belews Street (formerly Belews Creek Road) and proposed Mason Street (40' in width) approximately 302.0 feet Eastwardly from the southeast intersection of said Belews Street and Sidney Street; running thence with the south line of said Belews Street Northeastwardly 50.0 feet to a new corner of N.S. Myers; thence on the two following new lines with said Myers, Southeastwardly 118.8 feet and Southwestwardly 84.0 feet to a corner in the east line of said proposed Mason Street; thence with the east line of said Mason Street Northwestwardly 120.2 feet to the beginning. Being a part of the 7 acre tract described in Deed Book 411 at Page 277, Gurney P. Hood, Commissioner of Banks to N.S. Myers, description designated as "B"; see 32-409 W.A. Lemly to J.H. Hairston and 32-411 H.A. Sidall to W.A. Lemly.

Property Address: 2224 E. First Street, Winston-Salem, NC 27101

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.

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

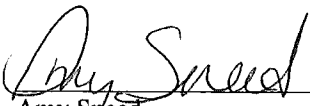
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3543, Page 4477, Forsyth County Registry.

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, 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.

 (SEAL)
Keith Sneed

 (SEAL)
Amy Sneed

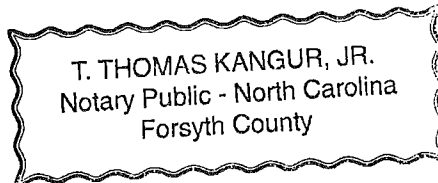
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Amy Sneed and Keith Sneed*

Date: 4/17/23


Notary Public

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



My Commission Expires: 9/27/27