

**2023012828 00191**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$210.00**

PRESENTED &amp; RECORDED

04/20/2023 04:10:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3750

PG: 403 - 406

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$210.00**Parcel Identifier No.: **5980-52-5626.000**Mail/Box to: **112 North Marshall Street, Winston-Salem, NC 27101**This instrument was prepared by: **Attorney Eric S. Ellison**Brief description for the Index: **Metes and Bounds**THIS DEED made 11<sup>th</sup> day of April, 2023 by and between

GRANTOR	GRANTEE
<p><b>Christina Floyd, single</b> (a/k/a Christina Bost) Sole Heir of William Ray Floyd</p>	<p><b>Furlonge Street Investments LLC</b> (a N.C. Limited Liability Company)</p>
<p><b>&amp;</b></p>	<p><u>Property Address:</u> 5580 Boiling Springs Road Tobaccoville, NC 27050</p>
<p><b>Michael S. Floyd, Administrator</b> CTA of the Estate of William Ray Floyd (Estate File: 20E1839)</p>	<p><u>Mailing Address:</u> 8011 North Point Boulevard, Suite H Winston-Salem, NC 27106</p>
<p><u>Mailing Address:</u> 5580 Boiling Springs Road Tobaccoville, NC 27050</p>	
<p>SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE</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 the Town of Tobaccoville, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a northeast corner of David L. Myers Property as recorded in Deed Book 533, Page 363, Forsyth County Registry. Said point also being a point in the middle of a 60-foot right of way in the Boiling Springs Road and continuing thence on an arc in the middle of said right of way the following three (3) measurements: South 60 deg. 00 min, east 90.74 feet to a point; South 64 deg. 57 min. 30 sec. east 89.81 feet to a point; South 68 deg. 02 min. 30 sec. east 148 feet to a point in the middle of said right of way; thence South 04 deg. 50 min. 53 sec. West 115.50 feet to an iron in the West line of Charles Norwood (Book 1702 Page 182); thence North 71 deg. 03 min. 05 sec. West 196.87 feet to an iron, the northwestern corner of Tax Block 4740, Lot 14D; thence South 06 deg. 37 min. 00 sec. East 152.73 feet to an iron; thence North 89 deg. 41 min. 30 sec. West 149.99 feet to an iron stake in the center of Sprinkle Road; thence with said road North 05 deg. 32 min. East 489.05 feet to the point and place of **BEGINNING**, containing 1.4259 acres, more or less, as described in a survey by R. Craig Sizemore, R.L.S., dated April 17, 1997 and noted as Job No. 9704.15.

Also being known as a Lot 14E of Block 4740 as shown in the Forsyth County Tax Maps.

This conveyance is subject to a perpetual easement of ingress and egress over the following described 30-foot wide roadway easement lying appurtenant to the above-described tract and to the right of way line of Boiling Spring Road; to wit: **BEGINNING** at an iron stake, the northwesternmost corner of the above described tract; proceeding thence North 05 deg. 17 min. East 96.69 feet to an iron stake in the right of way line of Boiling Springs Road; thence with the right of way line Boiling Springs Road, South 65 deg. 37 min. East 31.70 feet to an iron stake; thence South 05 deg. 17 min. West 93.65 feet to an iron stake in the northernmost line of the above-described tract; thence with the northernmost line of said tract North 71 deg. 00 min. 40 sec. West 30.88 feet to the point of **BEGINNING**.

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.

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

 (SEAL)  
Christina Floyd

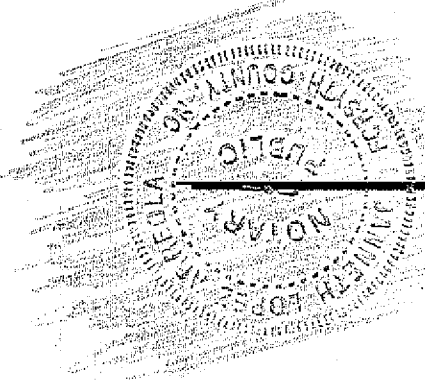
State of North Carolina )  
 )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Christina Floyd personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 11<sup>th</sup> day of April ~~March~~, 2023.

My Commission Expires: 12/13/2027

Notary Public: [Signature]



(Additional Signature Page Follows)

The Estate of William S. Floyd

*Michael S. Floyd* (SEAL)  
Michael S. Floyd (As Administrator)

State of North Carolina )  
  )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Michael S. Floyd, as administrator of the Estate of William S. Floyd personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 4<sup>th</sup> day of April, 2023.

My Commission Expires: 4/16/2025

Notary Public: *[Signature]*

