

2023014734 00148

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$512.00

PRESENTED & RECORDED
 05/04/2023 03:36:25 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3752
PG: 1837 - 1839

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$512.00

Parcel Identifier Number: 6846-75-3644.000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Metes and Bounds

THIS DEED made this 4th day of May, 2023 by and between

GRANTOR	GRANTEE
<p>Aldeen Harvey, Successor Trustee of the Family Trust of Joseph Harvey dated July 12, 2010 and any amendments thereto and Aldeen Harvey, Executor of the Estate of Joseph Harvey (22 E 1449)</p>	<p>Robert Schafer, unmarried, and Elena Gamez, unmarried, as joint tenants with rights of survivorship</p>
<p><u>Forwarding Address:</u> 775 West 14th Street Winston-Salem, NC 27127</p>	<p><u>Property & Mailing Address:</u> 3231 Shaftesbury Lane Winston-Salem, NC 27105</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 Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1843 Page 1618.

A map of the property conveyed is recorded at Plat Book ----- Page -----.

NC Bar Association Form No 3 © 1976, Revised © 1/1/2010

Submitted electronically by "Coltrane & Overfield, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, restrictions and rights of way of record as well as ad valorem taxes for the current year.

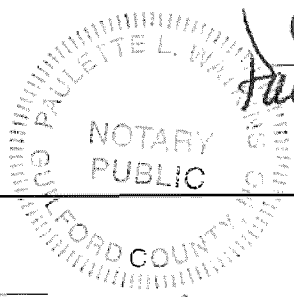
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written
Aldeen Harvey **HARVEY** dated July 12, 2010 and any amendments thereto (SEAL)
successor trustee of the family trust of Joseph Harvey

Aldeen Harvey **Aldeen Harvey, Executor of the Estate of Joseph Harvey** (SEAL)
executor of the estate of Joseph Harvey

State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that **Aldeen Harvey, Successor Trustee of the Family Trust of Joseph Harvey dated July 12, 2010 and any amendments thereto** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of May, 2023.

My Commission Expires: 7/1/23
(Affix Seal)
Paulette L. Watkins
Paulette L. Watkins Notary Public
Notary's Printed or Typed Name



State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that **Aldeen Harvey, Executor of the Estate of Joseph Harvey** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of May, 2023.

My Commission Expires: 7/1/23
(Affix Seal)
Paulette L. Watkins
Paulette L. Watkins Notary Public
Notary's Printed or Typed Name

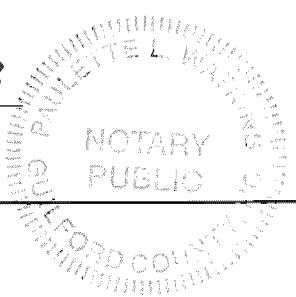


Exhibit A

Property Description

Parcel #: 6846-75-3644.000

Property Address: 3231 Shaftesbury Lane, Winston-Salem, NC 27105

All that parcel of land lying in Middlefork #2 Township, County of Forsyth and State of North Carolina lying on the east side of Shaftesbury Lane (formerly known as Gwynevere Lane), and being described more particularly as follows: BEGINNING at an iron stake lying in the east right-of-way line of Shaftesbury Lane, said iron stake being located North $06^{\circ} 47'$ East (along the east right-of-way line of said road) 350 feet from an iron stake lying in the north right-of-way line of Chelmsford Drive (formerly known as Lancelot Drive); and running from said beginning point with the east right-of-way line of Shaftesbury Lane, North $06^{\circ} 47'$ East 120 feet to an iron stake, corner of P.T. Hairston (deed book 1109 page 1173, Forsyth County Registry) and running from said point South $83^{\circ} 13'$ East 185 feet to an iron stake; running thence South $60^{\circ} 47'$ West 120 feet to an iron stake; running thence North $83^{\circ} 13'$ West 185 feet to an iron stake, the point and place of BEGINNING. See tax block 3221 lot 231, Forsyth County Tax Maps.