

2023016171 00118

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$1291.00

PRESENTED & RECORDED

05/16/2023 02:15:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3754**PG: 792 - 795**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,291.00

Parcel Identifier No. 6835-32-2230.000 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: 2 Tracts S. Main Street

THIS DEED made this 15 day of May, 2023, by and between

GRANTOR

Andrew Tate Furr and spouse, Ashlee Cummings Furr;
Amanda Suzann Furr Smith and spouse, Shawn Christopher
Smith

GRANTEE

Christina Marie Lavalley and Seth Louis Gatto

Property Address: 807 S. Main Street
Winston-Salem, NC 27101

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ____ is X is not the primary residence of one or more of the Grantors.

For back title, see Book 3741, Page 1288, Forsyth County Registry and Forsyth County Estate File No. 23 E 2740.


submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

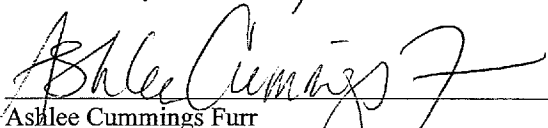
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

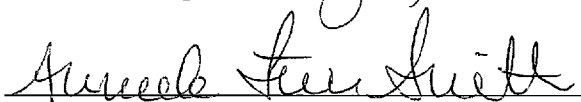
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

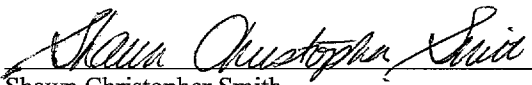
Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

 (SEAL)
Andrew Tate Furr

 (SEAL)
Ashlee Cummings Furr

 (SEAL)
Amanda Suzann Furr Smith

 (SEAL)
Shawn Christopher Smith

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 therein and in the capacity indicated: Andrew Tate Furr and Ashlee Cummings Furr.

Date: 5-15-2023


Notary Public

Nathan L. Goldesberry
Print Name

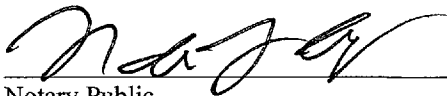
My commission expires: 3-23-2026

| |
|---|
| <p>NATHAN L. GOLDESBERY Notary Public Forsyth County, NC</p> |
|---|

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 therein and in the capacity indicated: Amanda Suzann Furr Smith and Shawn Christopher Smith.

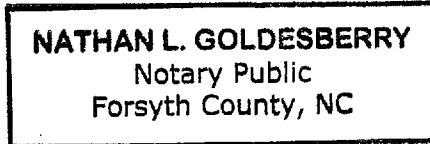
Date: 5-15-2023



Notary Public

Nathan L. Goldesberry

Print Name



My commission expires: 3-23-2026

EXHIBIT A

Property Description

807 S. Main Street, Winston Salem, NC 27101

BEGINNING at an existing iron pipe in the East margin of the 60 foot right-of-way of Main Street, the Northwest corner of the within-described property and the Southwest corner of property of Zevely House Associates, Inc. as described in Deed Book 1785, page 3476, Forsyth County Registry; running thence with said Zevely House Associates' South line North $83^{\circ} 53' 42''$ East 169.22 feet to a point in the West margin of the 40 foot right-of-way of Church Street; running thence with the West right-of-way line of Church Street South $05^{\circ} 03' 16''$ East 101.00 feet to a point, the Southeast corner of the within-described property and the Northeast corner of property of Audrey K. Mayville as described in Deed Book 1984, page 3210, Forsyth County Registry; running thence with said Mayville's North line South $83^{\circ} 52' 49''$ West 168.24 feet to a point in the Eastern right-of-way line of Main Street; continuing with the East right-of-way line of Main Street North $05^{\circ} 36' 38''$ West 101.03 feet to the point and place of the BEGINNING.

Consisting of 0.39124 acres, more or less, as shown on a survey by Thomas A. Riccio, PLS entitled "Survey for Seth L. Gatto and Christina M. LaValley" dated 4-27-2023 and bearing Drawing No. 23155.

Being also known as Lot 22, Map of Salem and Winston as recorded in Plat Book 8, page 66, Forsyth County Registry.

Being in all respects the same property as that described in Deed Book 3751, page 2203, Forsyth County Registry.