

**2023017304 00103**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$12.00**

PRESENTED & RECORDED  
 05/24/2023 01:57:44 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3755**  
**PG: 2423 - 2424**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 12.00

Parcel Identifier No.: 5866-40-3162 (Block 4439, Lot 111)

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

Mail tax bills to Grantee: 5484 Kingsbridge Road, Winston-Salem, NC 27103

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: metes and bounds, US 421

THIS DEED made this 19<sup>th</sup> day of May, 2023 by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<b>JOHN ROY STAFFORD, III and wife,            NANCY C. STAFFORD</b>  Mailing Address: 2225 Granite Court, Johnson City, TN 37604	<b>TRI BAM INVESTMENTS L.L.C.</b> <b>a North Carolina limited liability company</b>  Mailing Address: 5484 Kingsbridge Road, Winston-Salem, NC 27103

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 a stone J. G. Slater's Southeast corner, in the North line of N.C. Highway 421; thence with said Slater's line North 1° 45' East 115 feet to a stone, the southwest corner of Bambalis; thence with said south line South 85° 45' East crossing an iron stake at 245.5 feet and continuing with said line 365 feet to an iron in center of Sykes Road, a new corner; thence South 3° 30' West 150 feet to an iron stake, a new corner in N. C. Highway north line; thence with said north line North 82° West 620 feet to the place of BEGINNING; for further reference see Deed Book 515, Page 35, Book 667, Page 204, Book 850, Page 503, Forsyth County Registry.

Restrictions: No residence shall be erected that has less than 1100 feet of ground floor space; No residence shall be erected nearer the front property line than 40 feet; or nearer the side lines than 10 feet; this does not apply to garages or outbuildings in the rear of residence; No block houses of any type, must be brick or frame construction; No junk cars or business of any type allowed on this property.

Property Address: 0 U.S. Highway 421 N., Lewisville, NC 27023

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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.

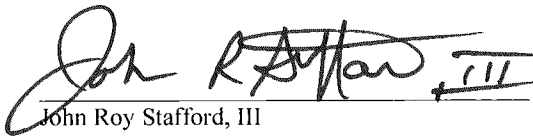
**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2545, Page 1854, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page .

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.

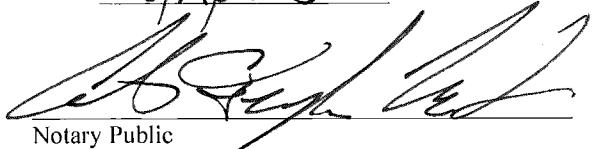
 (SEAL)  
John Roy Stafford, III

 (SEAL)  
Nancy C. Stafford

State of Tennessee, County of Sullivan

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: **John Roy Stafford, III and, Nancy C. Stafford**

Date: 05/19/2023

  
Notary Public

Austin Taylor McLean  
printed or typed name of notary public

My Commission Expires: 08/02/2026

