

**2023018530 00084**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$640.00**

PRESENTED & RECORDED  
06/02/2023 11:59:51 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3757  
PG: 828 - 830

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$640.00

Parcel Identifier No. 6825 -77-1169.000

Mail after recording to: Grantee at mailing address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 2nd day of June, 2023 by and between

**GRANTOR**

**D. ELWOOD CLINARD, JR., TRUSTEE OF THE D. ELWOOD CLINARD, JR. LIVING TRUST  
614 WEST END BLVD., WINSTON-SALEM, NC 27101**

**GRANTEE**

**TRACY D. TURNER  
618 WEST END BLVD., 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 that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3094, Page 1172, Forsyth County Registry.

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

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

*D. Elwood Clinard, Jr.* (SEAL)  
D. ELWOOD CLINARD, JR., TRUSTEE

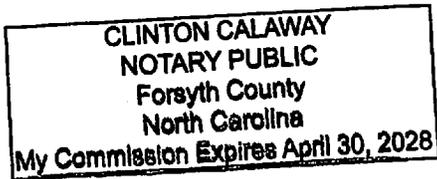
\_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **D. ELWOOD CLINARD, JR., TRUSTEE OF THE D. ELWOOD CLINARD, JR. LIVING TRUST.** Witness my hand and official stamp or seal, this the 2 day of June, 2023.

My Commission Expires: 4/30/28

\_\_\_\_\_  
Notary Public  
Print Notary Name: *Clinton Calaway*



## EXHIBIT A

**BEGINNING** at an iron pipe marking the southwest corner of that tract conveyed to Billye Keith Jones et vir. In Deed Book 1150, page 68, Forsyth County Registry; thence from said **BEGINNING** point North 20 deg. 17' 20" East 49.43 feet to an iron pipe; thence South 56 deg. 25' 00" East 75.89 feet to an iron pipe; thence South 60 deg. 49' 10" East 57.78 feet to an iron; thence South 23 deg. 23' 50" West 60.27 feet to an iron pipe; thence North 52 deg. 58' 00" West 119.28 feet to the iron pipe, the point and place of the **BEGINNING**, containing 0.151 acres according to survey by William Franklin Tatum, PLS dated March 8, 2001 and revised on May 29, 2001 and on May 31, 2001. This tract is also known as Tax Lot 111 and part of Lot 110, Block 125, Forsyth County Tax Office.

Being the same property described in Tract One in Deed recorded in Deed Book 2178, page 0194, Forsyth County Registry.

**PIN: 6825-77-1169.00**