

2023018985 00119FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$671.00PRESENTED & RECORDED
06/06/2023 02:45:29 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3757
PG: 3207 - 3209

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 671.00Parcel Identifier No. 6803-43-1905.000 and 6803-44-0068.000 Verified by Forsyth County on the 1st day of June, 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: Tract Lockwood Drive

THIS DEED made this 1st day of June, 2023, by and between

GRANTOR

GRANTEE

Richard D. Madison and wife, Linda G. Madison**Graham Martin and spouse, Jennifer Martin****Property Address: 2740 & 0 Lockwood Drive
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 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 ___ is not the primary residence of one or more of the Grantors.

For back title, see Book 1735, Page 931, Forsyth County Registry.

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.

Richard D. Madison (SEAL)
Richard D. Madison

Linda G. Madison (SEAL)
Linda G. Madison

State of Georgia - County of Fayette

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: Richard D. Madison and Linda G. Madison.

Date: 6/1/2023

Leonore Borja
Notary Public

Leonore Borja
Print Name

Leonore Borja
NOTARY PUBLIC
Fayette County, Georgia
My Commission Expires 3/29/2025

My commission expires: 3/29/2025

Exhibit A

BEGINNING at an existing iron pipe in the West line of the 60 foot right-of-way of Lockwood Drive, the Northeast corner of the within-described property and the Southeast corner of property of Dean Clinard Dwiggin, DB 3428, page 4481, Forsyth County Registry; running thence with said West right-of-way of Lockwood Drive on a curve to the left South $07^{\circ} 09' 39''$ East a chord distance of 99.85 feet with an arc distance of 100.10 feet and a radius of 409.03 feet to a point; continuing thence with the West right-of-way of Lockwood Drive South $21^{\circ} 11' 08''$ East a chord distance of 99.89 feet, with an arc of 100.14 feet and a radius of 409.03 feet to an existing iron pipe, the Southeast corner of the within-described property and the Northeast corner of property of Roland L. Osio et ux., DB 3239, page 4227, Forsyth County Registry; running thence with said Osio's North line South $62^{\circ} 47' 05''$ West 238.29 feet to an existing iron pipe in the East line of property of James A. Myers, DB 2993, page 61, Forsyth County Registry; running thence with said Myers' line North $19^{\circ} 25' 12''$ West 160.03 feet and North $19^{\circ} 18' 00''$ West 145.13 feet to an existing iron pipe, the Northwest corner of the within-described property and the Southwest corner of property of said Dwiggin; running thence with said Dwiggin South line North $87^{\circ} 07' 19''$ East 264.87 feet to an existing iron pipe, the point and place of the BEGINNING.

Consisting of 1.38135 acres, more or less, as shown on a survey entitled "Survey for Graham T. Martin and wife, Jennifer A. Martin" prepared by Thomas A. Riccio, PLS, dated 5-15-2023 and bearing Drawing No. 23189.

Being also known as Tax Lots 12W and 13W, Block 3897 and PIN 6803-43-1905 and PIN 6803-44-0068, all as shown on the Tax Maps of Forsyth County, North Carolina, as the same are presently constituted.