

2023019521 00124

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$136.00

PRESENTED & RECORDED
 06/09/2023 02:36:26 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3758
PG: 1493 - 1497

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$136.00

Parcel Identifier No. 6838-44-0671

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

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: 8.297 Acres +/- Old Rural Hall Road

THIS DEED made the 8 day of June, 2023, by and between

GRANTOR	GRANTEE
James M. Webster Jr. and wife, Cornelia M. Webster	John A. Grant, Sr. (unmarried) and Jaron P. Sellers (unmarried)
Grantor Address: P O Box 16762 Winston-Salem, NC 27115	Property Address: 5628 Old Rural Hall Road Winston-Salem, NC 27105

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2686, Page 3992, Forsyth County Registry.

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

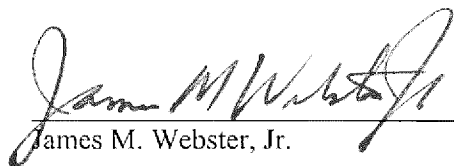
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

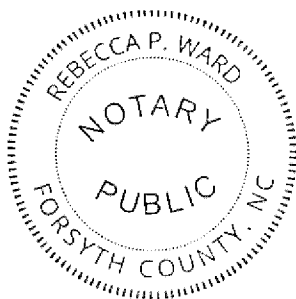
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 (SEAL)
James M. Webster, Jr.

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that James M. Webster Jr. personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 8 day of June, 2023.





Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

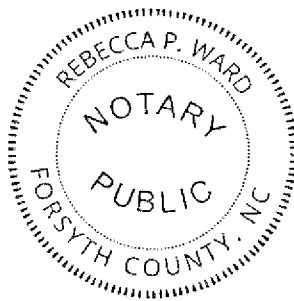
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Cornelia M. Webster (SEAL)
Cornelia M. Webster

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Cornelia M. Webster personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 8 day of June, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"**Property of John A. Grant, Sr. (unmarried), and Jaron P. Sellers (unmarried)
5628 Old Rural Hall Road**

Being a certain parcel of land lying and being in Winston Township, Forsyth County, North Carolina, and currently bound on the north by Tabitha G. Durick (DB 3124/1378), James M. Webster, et ux. (DB 2005/2791 and a portion of (DB 2686/3992) and Heriberto Renteria Agama (DB 3594/4027) on the east by Old Rural Hall Road, SR 2077, on the south by James Allen Porter (DB 1316/523) and on the west by Racine Drive, SR 2233, containing 8.297 Acres+/- being a portion of the land described in Deed Book 2686 Page 3992 (James M. Webster, et ux is retaining a small 0.745 acre+/- portion of the original tract adjoining Deed Book 2005 Page 2791) and having the Forsyth County Tax PIN Number 6838-44-0671, being further described as follows:

Beginning at a Point in Racine Drive (NCSR 2233), said point being in the line of Tabatha G. Boles and Jerry Thomas Gwyn (Book 2279, page 3828, also Tax Lot 37 of Block 2995, Forsyth Co. Tax Maps); said point also being North 16 degrees 19 minutes 50 seconds West 246.95 feet from a point in Racine Drive, the southwestern corner of the parcel herein described; thence from said Beginning, North 59 degrees 07 minutes 00 seconds East 250.00 feet to a stake, the southeast corner of Boles and Gwyn (Book 2279, page 3828); thence, North 27 degrees 35 minutes 00 seconds West 100.00 feet to an iron pipe (found); thence North 59 degrees 01 minute 10 seconds East 295.44 feet to an existing axle; thence a new line North 73 degrees 16 minutes 07 seconds East 188.79 feet to an existing axle; thence North 57 degrees 07 minutes 10 seconds East 339.75 feet to a point in the centerline of Old Rural Hall Road (NCSR 2207); thence along the centerline of said Old Rural Hall Road, South 33 degrees 30 minutes 10 seconds East 172.00 feet to a point in the centerline; thence continuing with said centerline, South 32 degrees 38 minutes 40 seconds East 93.82 feet to a point in the centerline, thence continuing with said centerline, South 32 degrees 13 minutes 10 seconds East 93.75 feet to a point in the centerline, the southeast corner of the within described parcel; thence leaving Old Rural Hall Road (NCSR 2207) South 61 degrees 50 minutes 20 seconds West crossing a existing iron pipe in the eastern right of way of Racine Drive at 1,091.61 feet a total distance of 1,150.00 feet to a point in Racine Drive, the southwest corner of the parcel herein described; thence North 16 degrees 19 minutes 50 seconds West 246.59 feet to the point and place of the beginning, containing 8.297 acres+/-, of which 0.135 acres+/- are within the right of way of Racine Drive, as shown on an unrecorded plat of survey entitled for "Ben Hong Dunne and Hop Hee Dunne: dated September 2004, revised on October 4, 2004, by Michael E. Gizinski, PLS (L-1540) with Gizinski Surveying Company and recalculated on June 4, 2023 by John W. Overbey, PLS (L-3215), to which further reference of the unrecorded plat of survey is made for the full particulars thereof.

The subject property is the same as that property described in Deed Book 2686, Page 3992, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-44-0671 on the Forsyth County Tax Maps.