

2023019974 00062

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$85.00

PRESENTED & RECORDED
 06/14/2023 12:32:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3758

PG: 3738 - 3740

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$85.00

Parcel Identifier Number: 6836-38-3578 Tax ID or Block & Lot: BLOCK 1175 LOT 030B

Mail/Box to: Grantee at 2633 Lunsford Road, Summerfield, NC 27358

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 30 - 33 save & except, Section A of Bon Air - Greenway Place

THIS DEED made this June 14, 2023 by and between

| GRANTOR | GRANTEE |
|--|--|
| James Ivan Mitchell and wife, Sharlayne Transou Mitchell | KMS Management And Holdings Ilc |
| Grantor Address: | Buyer Address: |
| 6325 Rustinburg Rd Clemmons, NC 27012 | 2633 Lunsford Road Summerfield, NC 27358 |
| | Property Address: |
| | 3064 Indiana Avenue 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake located at the southwestern corner of Lot 30 hereinafter referred to, said iron also being in the margin of a 15 foot alley; running thence with said alley North 36° 51' 34" East 65.90 feet to an iron stake located at the southeast intersection of said alley and Indiana Avenue; running thence with the south right of way line of said avenue South 58° 58' 17" East 85.44 feet to an iron; running thence South 36° 51' 34" West 111.88 feet to an iron located in the northeast right of way line of said 15 foot alley; running thence with the north margin of said alley North 29° 26' 31" West 92.83 feet to the point and place of beginning. Being all of Lots 30, 31, 32 and 33 as shown on the plat of Bon Air - Greenway Place, Section "A", recorded in Plat Book 3, Page 25, except the portion conveyed to the City of Winston-Salem, for Widening of Indiana Avenue, by deed recorded in Book 1122; Page 506, Forsyth County Registry.

SAVE AND EXCEPT:

Commencing at the centerline intersection of Indiana Avenue and Glen Avenue, having an NC Grid coordinate of N=868,456.36'; E=1,633,655.03', and based on bridge replacement plans prepared by Nallamalla, Hall & Wilson, P.A. dated 8/22/96 having stations value along Indiana Avenue (L-Rev) of 15+39.57 and having a station value along Glen Avenue (Y) of 54+76.96, thence North 55° 58' 04" West 286.75 to the point of beginning, said point being on the proposed right-of-way of Indiana Avenue, thence leaving said right-of-way South 39° 14' 04" West 10.00 to a point; thence North 50° 37' 09" West 10.30 feet to a point; thence North 39° 42' 36" East 9.93 feet to a point on the proposed southern right-of-way of Indiana Avenue; thence along said right-of-way South 51° 35' 27" East 3.13 feet to a point, thence continuing along said right-of-way South 50° 45' 56" East 7.09 feet to the point and place of beginning, containing 102.4 square feet.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3522, Page 1424.

A map showing the above described property is recorded in Plat Book 3, Page 25.

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. Title to the property hereinabove described is subject to the following exceptions: 2023 ad valorem taxes

 THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


James Ivan Mitchell

(SEAL)

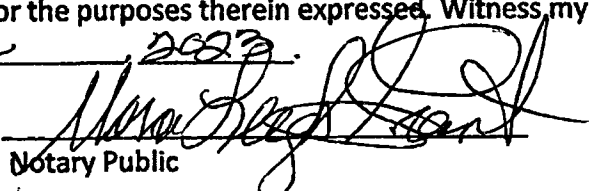

Sharlayne Transou Mitchell

(SEAL)

STATE OF NC, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that James Ivan Mitchell and wife, Sharlayne Transou Mitchell personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 17 day of June, 2023.

My Commission Expires: 4-19-2026


Notary Public



Mona Leigh Grant
NOTARY PUBLIC
Forsyth County, NC

My Commission Expires April 19, 2026