

2023021487 00106

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$424.00

PRESENTED & RECORDED

06/26/2023 02:30:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3760

PG: 3014 - 3017

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **424**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 26th day of June 2023 by and between

GRANTOR

Brian Patrick Milam and spouse,
Crystal Milam, and
Kynya Daniels fka Kenya Milam (unmarried)

GRANTEE

Celinda Coleman Grier
3791 Barnwell Drive
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 and more particularly described as follows:

See attached Exhibit A

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2714, Page 583, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

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.

Title to the property hereinabove described is subject to the following exceptions: Covenants and restrictions of record.

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 officer(s), the day and year first above written.

(ENTITY NAME)

Brian Patrick Milam (SEAL)
Brian Patrick Milam

By: _____
Title: _____

Crystal Milam (SEAL)
Crystal Milam

State of NORTH CAROLINA; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or She signed the foregoing document: Brian Patrick Milam and Crystal Milam. Witness my hand and official stamp or seal, this the 21st day of June 2023.

My Commission Expires: 11-12-2027

Angela S. Goedeck
Notary Public

Print Notary Name: Angela S. Goedeck

SEAL



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2714, Page 583, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

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.

Title to the property hereinabove described is subject to the following exceptions: Covenants and restrictions of record.

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 officer(s), the day and year first above written.

(ENTITY NAME)

Kynya Daniels (SEAL)

By: _____
Title: _____

(SEAL)

State of NORTH CAROLINA; County of GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or She signed the foregoing document: Kynya Daniels. Witness my hand and official stamp or seal, this the 26 day of June 2023.

My Commission Expires: 11-12-2027

Angela S Goedeck
Notary Public

Print Notary Name: Angela S. Goedeck

SEAL

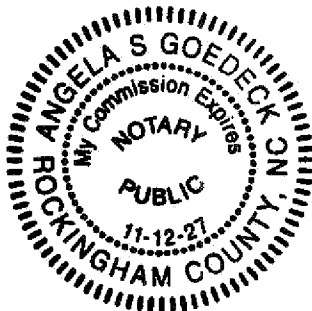


Exhibit A

BEGINNING at an iron rebar set (IRS) in the eastern margin of the right of way of Barnwell Drive (60' public R/W), North 00 deg. 38 min. 26 sec. East 163.00 feet from a 1/4" existing iron rebar (EIR), said EIR being the northwest corner of the property of Calvin & Sheila Hutchinson (now or formerly) as described in Book 2126, Page 1651 Forsyth County Registry; running thence from said established Beginning Point along the eastern boundary of Barnwell Drive North 00 deg. 38 min. 26 sec. East 127.33 feet to a 3/4" existing iron pipe (EIP), said iron pipe being in the southern line of the property of Nancy Whicker Davis (now or formerly) known in the tax records as Tax Block 3238, Lot 001C; thence with the southern line of the Nancy Whicker Davis property South 87 deg. 16 min. 49 sec. East 22.70 feet to a 1/4" EIP; said EIP also being the southeast corner of the Nancy Whicker Davis property and the southwest corner of the property of Eric Lane Linville & Dewey Manuel Linville, Jr. (now or formerly) as described in Book 2134, Page 1221, Forsyth County Registry; running thence with the southern line of the Linville property the following two courses and distances: (1) South 86 deg. 03 min. 19 sec. East 50.60 feet to a 1" EIP and (2) South 50 deg. 32 min. 13 sec East 175.06 feet to a 1/4" EIP (bent), said EIP also being the northwest corner of the Harold R. Craig and David Fralin property (now or formerly) as described in Book 2424, Page 3403, Forsyth County Registry; thence South 00 deg. 56 min. 30 sec. West 13.56 feet to an IRS in the western line of the Harold R. Craig and David Fralin property; thence North 89 deg. 26 min. 13 sec West 209.47 feet to the point and place of BEGINNING, containing 0.43 acres and being all of Lot 3 as per that survey for Jones & Jones Construction, LLC drawn by Richard P. Bennett, PLS-3176 of Allied Land Surveying Co., PA. dated 12/17/2004, and designated as Job No. 9756, reference to said survey being made in aid of description.

Said tract being a portion of the property conveyed to Edward C. Thompson and wife, Pamela R. Thompson from Randy Lee Beeson and wife, Lisa R. Beeson by General Warranty Deed dated and recorded on 4/30/1990 in Book 1714, Page 2605, Forsyth County Registry.