

2023022128 00194

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00

PRESENTED & RECORDED
06/29/2023 03:34:16 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3761
PG: 2222 - 2224

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$8.00**

Parcel Identifier No.: **6826-82-5279.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Metes and Bounds**

THIS DEED made 20th day of June, 2023 by and between

GRANTOR	GRANTEE
James Leron Richmond, A single person	Henry Murden, Sr.
<u>Mailing Address:</u> 1209 W. Fourteenth Street Winston-Salem, NC 27105	<u>Mailing Address:</u> 2709 Reynolds Forest Court Winston-Salem, NC 27107
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 1209 W. Fourth Street 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A".

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.

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

James Leron Richmond (SEAL)
James Leron Richmond

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **James Leron Richmond** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 26th day of June, 2023.

My Commission Expires: 03-02-27

Notary Public: Evelin Silva Bernal

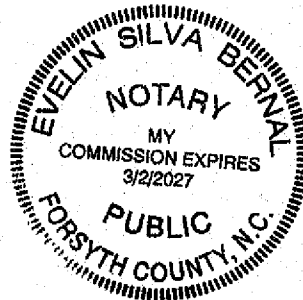
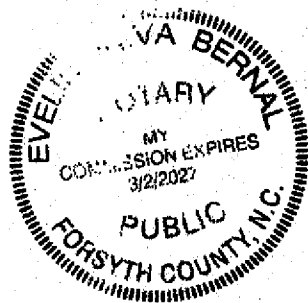


EXHIBIT "A"

BEGINNING at an at the intersection of the northern right-of-way line of Fourteenth Street and the eastern right-of-way line of a 10-foot alley, said iron also being the southwest corner of Lot 2 as shown on Map of North Chery Development as recorded in Plat Book 4 at Pages 54 and 55 in the office of Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the eastern right-of-way line of said 10-foot alley North 00 degrees 39 minutes 31 seconds East 70.00 feet to an iron thence 71 degrees 16 minutes 09 seconds East 63.05 feet to an iron in the north line of the aforementioned Lot 2; thence along the north line of said Lot 2 South 89 degrees 16 minutes 25 seconds East 64.88 feet to an iron in the western right-of-way line of Harrison Avenue; thence along the western right-of-way of Harrison Avenue South 00 degrees 39 minutes 56 seconds West 50.10 feet to an iron at the northwest intersection of the right of way line of Harrison Avenue and Fourteenth Street; thence along the northern right-of-way line of Fourteenth Street North 89 degrees 27 minutes 39 seconds West 124.84 feet to the place of **BEGINNING** and being all of Lot 2 and a triangular portion carved from the southwestern corner of Lot 4 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Page 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Ricco dated July 14, 2004 and being the identical property described in deed recorded in Book 2330 at Page 4208, Forsyth County Registry.

SAVE AND EXCEPT that certain tract or parcel of land deeded to Fredrick Norman Hunt by deed recorded in Book 2559 at Page 1988, Forsyth County Registry, being more specifically described as follows:

BEGINNING at an iron stake, the southeast corner of Lot No. 2 as shown on the above referenced map; thence proceeding North 59 degrees 27 minutes 39 seconds West 65 feet to an iron stake; thence North 00 degrees 32 minutes 21 seconds East 50 feet to an iron stake; thence South 89 degrees 27 minutes 33 seconds East 65 feet to an iron stake; then South 00 degrees 32 minutes 21 seconds West 50 feet to the point of **BEGINNING**, according to survey prepared for Jacqueline Hanes and Denise Hanes by United LTD dated May 20, 1987, to which reference is made for a more particular description, and being the identical property as described in deed recorded in Book 2184, Page 2142, Forsyth County Registry.

**Property Address: 1209 W. 14th Street, Winston-Salem, NC 27105
Block 1353 Lot 101B**