

2023022293 00132

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
06/30/2023 01:40:23 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3761
PG: 3148 - 3150

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200

Parcel Identifier No.: 6847-76-4727.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 73 & Southern Half of Lot 72, Jefferson Gardens, Section 2

THIS DEED made this 30 day of June, 2023, by and between

GRANTOR	GRANTEE
<p>Bart D. Armstrong And spouse, Tammy I. Barr</p> <p>Address: 2701 Sparks Drive Hudson, NC 28638</p>	<p>Nicholas Holliday And spouse, Megan M. Holliday</p> <p>Property Address: 4222 Garden Street Winston-Salem NC 27105</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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**, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

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

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3067, Page 1856.

A map showing the above-described property is recorded in Plat Book 3, Page 32-A.

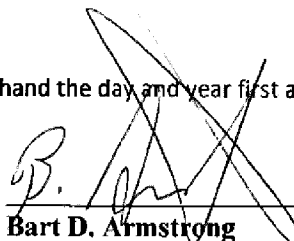
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.
2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

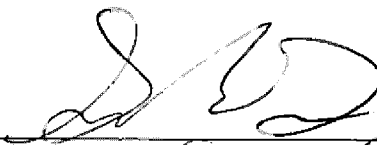
 _____ (SEAL)
Bart D. Armstrong

 _____ (SEAL)
Tammy I. Barr

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Bart D. Armstrong** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 30 day of June, 2023.

[NOTARY SEAL] **SETH M GERRINGER**
Notary Public
North Carolina
Alamance County

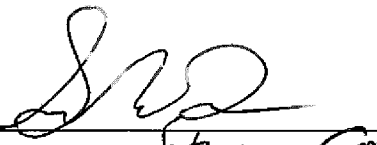

Print Name: Seth M Gerring

My Commission Expires: 7.7.24

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Tammy I. Barr** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 30 day of June, 2023.

[NOTARY SEAL] **SETH M GERRINGER**
Notary Public
North Carolina
Alamance County


Print Name: Seth M Gerring

My Commission Expires: 7.7.24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING AT AN IRON STAKE AT THE SOUTHEAST CORNER OF LOT 73 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND SAID IRON ALSO BEING LOCATED IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON SAID MAP AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE NORTH LINE OF LOT 74, NORTH 85 DEG. 56' WEST 178.81 FEET TO AN IRON; THENCE WITH THE LINE OF LOT 76 AND LOT 77 AS SHOWN ON THE PLAT NORTH 05 DEG. 33'30" EAST 150.0 FEET TO AN IRON; THENCE SOUTH 85 DEG. 56' EAST 178.92 FEET TO AN IRON IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 05 DEG. 36' WEST 150.0 FEET TO THE POINT AND PLACE OF BEGINNING AND

BEING KNOWN AS LOT 73 AND THE SOUTHERN HALF OF LOT 72 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Property Address: 4222 Garden Street, Winston-Salem NC 27105
Parcel number: 6847-76-4727.000