

2023022365 00204

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED

06/30/2023 03:57:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3761**PG: 3635 - 3637**Mail deed and tax bills to Grantee: **915 Walkertown Guthrie Road, Winston-Salem, NC 27101**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$28.00

Brief description: **0.34 acres along Walkertown Guthrie Road****GENERAL WARRANTY DEED**THIS DEED made this 28th day of June, 2023, by and between:

GRANTOR: JOY T. JARVIS (unmarried) (aka Joy Jarvis) Grantor address: 4010 Old Hollow Road Kernersville, NC 27284	GRANTEE: BANAH CONSTRUCTION INC., a North Carolina corporation Grantee address: 915 Walkertown Guthrie Road Winston-Salem, NC 27101
The property conveyed does not include the primary residence of the Grantor.	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **987 Walkertown Guthrie Road, Winston-Salem, NC 27101**

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

G:\Forms\Real Estate\Client Files\A-E\Banah Construction (Walkertown Guthrie Rd, 0.34 acres, 987 Walkertown Guthrie) Jarvis 2023-280\Deed (General Warranty).docx

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Joy T. Jarvis (Seal)
Joy T. Jarvis (unmarried) (aka Joy Jarvis)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Joy T. Jarvis

June 28, 2023

Place notary seal below this line:

Marjorie S. McLaughlin
Notary Public – Marjorie S. McLaughlin

My Commission Expires: February 12, 2025

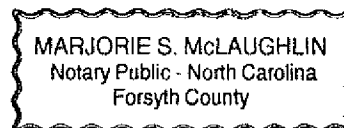


EXHIBIT A

Banah Construction Inc.
0.34 acres along Walkertown Guthrie Road
987 Walkertown Guthrie Road

Property Description:

Beginning at an iron stake the corner of WM Westmoreland and in the line of Mildred O Wilson, being in Forsyth County, NC; running North 85° 42' West 60.1 feet to an iron stake in the north right of way line of Walkertown Road; thence North 48° 47' west 81.2 feet to an iron stake corner in said right of way line of said Walkertown Road and Ida Frazier Beeson property; thence North 14° 23' east 103.0 feet to iron stake corner in Ida Frazier Beeson property; thence South 82° 30' east 100.0 feet to an iron stake corner in WM Westmoreland property line; thence South 1° 30' West 145.0 feet to the point of BEGINNING, being a portion of the property conveyed by MB Frazier and wife Laura Frazier to Ida L. Frazier, recorded in the Office of the Register of Deeds of Forsyth County, NC in Book of Deeds 331, page 191, for which further reference is herewith made and being all of that property conveyed by Ida Frazier Beeson, widow to Jake M. Smith and his wife, Effie B Smith, by deed recorded in the Office of the Register of Deeds Forsyth County, NC, in Deed Book 938, Page 177.

This is the same property as described in Book 2663, Page 3448, Forsyth County Registry and is designated as Tax PIN 6867-16-7630.00 (Block 5357, Lot 062H) on the Forsyth County tax maps. (This property contains approximately **0.34 acres** according to the Forsyth County tax maps.).