

2023026493 00043FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$597.00PRESENTED & RECORDED
08/04/2023 09:59:05 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3766
PG: 3309 - 3310**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 597.00

Parcel Identifier No.: 6805-85-8617 (Block 3970, Lot 001C)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4206 Allistair Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: part of lots 1 and 2, Block B, Map of Longwood

THIS DEED made this 2nd day of August, 2023 by and between,

GRANTOR	GRANTEE
<p data-bbox="212 1089 672 1192">MARGARET R. BINDER (f/k/a Margaret R. Widmyer) and husband, ANDREW J. BINDER</p> <p data-bbox="167 1224 721 1281">Mailing Address: 240 Staffordshire Road, Winston-Salem, NC 27104</p>	<p data-bbox="951 1089 1341 1157">DAVID A. CAUDLE and wife, AMELIA D. CAUDLE</p> <p data-bbox="886 1186 1403 1243">Mailing Address: 4206 Allistair Road, Winston-Salem, NC 27104</p>

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

BEGINNING at an iron located in the Northwestern right-of-way line of Kyle Road, said iron also marking the Southwest corner of Lot 3, Block B, Map of Longwood (Plat Book 18 at Page 5, Forsyth County Registry), and from said point of Beginning, running thence with said right-of-way line on a curve to the right having a radius of 200 feet South 55 Degrees 48 Minutes 00 Seconds West a chord distance of 128.66 feet to an iron; running thence North 22 degrees 19 minutes 00 seconds West 216.95 feet to an iron; running thence South 75 degrees 00 minutes 00 seconds East 30.67 feet to an iron; running thence South 52 degrees 54 minutes 00 seconds East 199.77 feet to an iron, the point and place of Beginning, and being part of Lots 1 and 2, Block B, as shown on the Map of Longwood as recorded in Plat Book 18, at Page 5 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 531 Kyle Road, Winston-Salem, NC 27104

submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3127, Page 4270, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 18, Page 5.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Margaret R. Binder (SEAL)
Margaret R. Binder

Andrew J. Binder (SEAL)
Andrew J. Binder

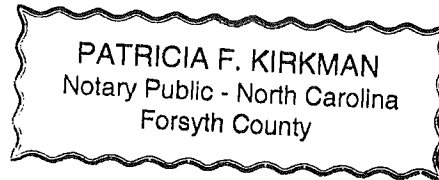
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Margaret R. Binder and Andrew J. Binder**

Date: 8-2-23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24