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FORSYTH COUNTY NC FEE \$26.00
GIFT DEED
PRESENTED & RECORDED
08/24/2023 04:16:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3769
PG: 3791 - 3793

Drawn by: Alan G. Carpenter, Attorney
316 E. Broad Street, Statesville, NC 28677
No title opinion rendered.

Excise Tax: None

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF FORSYTH

THIS DEED made this 24th day of August, 2023, by and between
Jeffrey Craig Payne,
hereinafter called the "Grantor,"
and
Jeffrey Craig Payne and spouse, Kevin O'Connell-Payne,
hereinafter called the "Grantee," whose mailing address is: P.O.
Box 1118, Walkertown, NC 27051

(The designation Grantor and Grantee as used herein shall
include said parties, their heirs, s and assigns, and
shall include singular, plural, masculine, feminine or
neuter as required by the 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:

Tract I: BEING ALL of Lot No. 4 of L. F. REED AND L. L. ORRELL
PROPERTY, as the same is platted, planned and recorded in Plat Book

submitted electronically by "ALAN G CARPENTER PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

13, page 19, Forsyth County Registry.

For back title, see Deed Book 2201, Page 30, Forsyth County Registry.

PIN: 6857-09-6608

Property Address: 5424 Old Walkertown Road, Winston-Salem, NC 27105

Tract II: BEGINNING at an iron stake located at the northeast corner of the property conveyed to W. R. Burton and wife by deed recorded in Deed Book 610, page 115, in the Office of the Register of Deeds of Forsyth County, N.C., said beginning point also being located at the northwest corner of Lot 10 as shown on the Plat of Property of Oscar F. Hege Estate as recorded in Plat Book 2, page 35A; running thence from said beginning point, South 87° 56' 31" East 260.22 feet to an iron stake; running thence South 03° 26' 23" West 451.62 feet to an iron stake; running thence North 80° 00' West 261.51 feet to an iron stake located in the east line of the Burton property; running thence with said Burton property, North 03° 23' 27" East 415.47 feet to the point and place of Beginning. Containing 2.588 acres, more or less, and being the northern portion of the property conveyed to John T. Wagg, et al, recorded in Deed Book 1554, page 1231. Also being the northern portion of Lots 10 and 11, Block 3011, as shown on the Forsyth County Tax Maps.

TOGETHER with a 25-foot permanent, non-exclusive easement for the purposes of ingress and egress from the above-described property to the Old Walkertown Road, and for the installation and maintenance of utilities. The center line of the. said 25-foot easement being described as follows: BEGINNING at a point located in the south line of the above-described 2.588 acre tract, said point being located North 80° 00' West 104.0 feet from the southeast corner of said tract; running thence from said beginning point, South 03° 26' 23" West 350.0 feet to an iron stake located in the north right of way line of Old Walkertown Road.

This easement shall be permanent in nature and shall be appurtenant to and a part of the above-described property and is therefore for the benefit of the grantor, the grantee, and their heirs, assigns and successors in title.

For back title, see Deed Book 1669, Page 2964, Forsyth County Registry.

PIN: 6857-09-7870

Property Address: 5436 Old Walkertown Rd, Winston-Salem 27105

This deed to create an entirety tenancy between spouses.

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

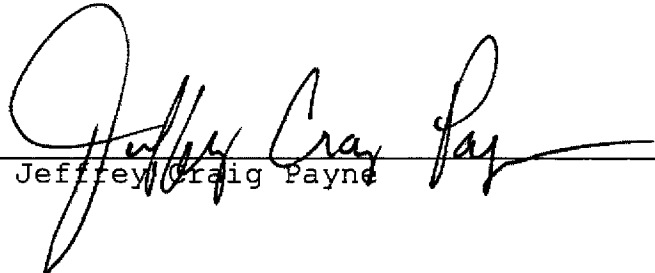
And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey

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:

Easements, rights of way and restrictions of record, if any.

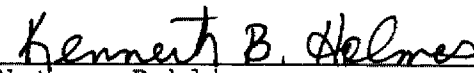
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing, as of the day and year first above written.

 (SEAL)
Jeffrey Craig Payne

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

I, a Notary Public of the aforesaid County and State, certify that Jeffrey Craig Payne, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of August, 2023.


Notary Public

My Commission Expires: 4/26/2026
(Official Seal)

