

**2023033865 00059**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$74.00**

PRESENTED & RECORDED:  
 10-03-2023 12:15:04 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3775**  
**PG: 3253-3255**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$74.00 Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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: \_\_\_\_\_

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

**GRANTOR****GRANTEE**

Natalie Layden and spouse Emily Price

Kadoz Capital, LLC  
 5058 Sitka  
 Walkertown, NC 27051

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of Walkertown, Walkertown City, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

Original to: Charley Shader

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Name: Natalie Layden

Entity Name: \_\_\_\_\_

Name: Emily Price

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

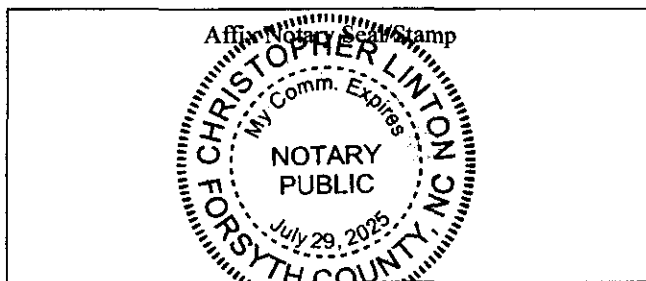
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of August, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Natalie Layden



[Signature]

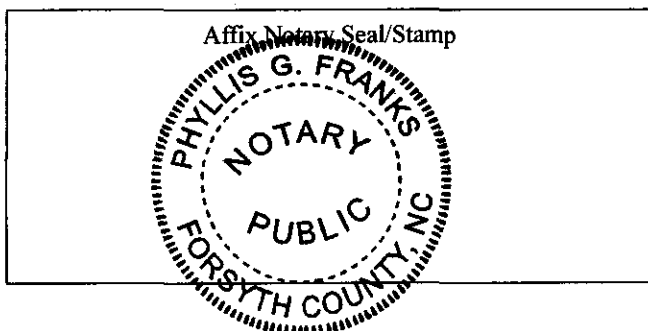
Notary Public (Official Signature)

My commission expires: 295u/25

STATE OF NORTH CAROLINA, COUNTY OF \_\_\_\_\_

I, Phyllis G Franks, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of September, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Emily Price



[Signature]

Notary Public (Official Signature)

My commission expires: 3/28/2025

## Exhibit A

Address: 5058 Sitka Road, Walkertown, NC 27051

Parcel #: 6848-65-6074

BEGINNING at an iron pipe found, said iron pipe being the northern most corner of Tract B, Recorded Plat Prepared for Grace D. Lundergan, as per plat thereof recorded in Plat Book 55, at Page 184, in the Office of the Register of Deeds of Forsyth County, North Carolina, and, from the point and place of BEGINNING, thence South  $59^{\circ} 58' 52''$  East 178.88 feet to an iron pipe found; thence South  $01^{\circ} 50' 55''$  West 237.03 feet to an iron pipe found; thence North  $88^{\circ} 11' 23''$  West 104.02 feet to an iron pipe found; thence South  $29^{\circ} 59' 48''$  West 252.46 feet to an iron pipe found; thence North  $62^{\circ} 38' 33''$  West 199.91 feet to an iron pipe found; thence North  $28^{\circ} 15' 23''$  East 187.07 feet to an iron pipe found; thence along a curve to the right having a radius of 1390.00 feet and an arc length of 97.85 feet with a chord bearing and distance of North  $29^{\circ} 37' 21''$  East 97.83 feet to an iron pipe found; thence North  $31^{\circ} 42' 09''$  East 235.16 feet to the point and place of BEGINNING, containing 2.63 acres, more or less, all according to an unrecorded survey by G. Matthew Gorrell, Professional Land Surveyor, for Four Points Surveyors, PLLC, on July 25, 2022.