

2023035286 00050FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$710.00

PRESENTED & RECORDED

10/16/2023 11:42:31 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3777**PG: 1732 - 1734**

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$710.00

Tax Parcel Number: 6817-36-2177.000

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

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem,
NC 27103

Mail Tax Bill to Grantee @ 3231 Valley Road, Winston-Salem, North Carolina 27106

Property Address: 3231 Valley Road, Winston-Salem, North Carolina 27106

Brief description for Index: See Exhibit A

THIS DEED made this 16th day of October 2023 by and between

GRANTOR	GRANTEE
HARRELL GREGORY KIRBY, unmarried a/k/a Harrel Gregory Kirby 2000 Sussex Lane Winston-Salem, North Carolina 27104	JEFFREY A. WALD and spouse, JACQUELINE MARIE WALD 3231 Valley Road Winston-Salem, North Carolina 27106

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

For back title reference, see deed recorded in Book 2067, Page 2466, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

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

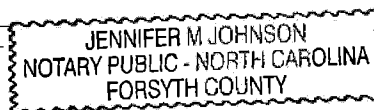
~~HARRELL GREGORY KIRBY~~ by and through his attorney in fact ~~JONATHAN CROSS KIRBY~~ (SEAL)
HARRELL GREGORY KIRBY, by and through his attorney-in-fact, Jonathan Cross Kirby

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Jennifer M. Johnson, a Notary Public of the County of Forsyth and State of North Carolina, do hereby certify that Jonathan Cross Kirby, Attorney in Fact for Harrell Gregory Kirby, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Harrell Gregory Kirby and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 3776, Page 1610, and that this instrument was executed under and by the virtue of the authority given by said instrument, granting him Power of Attorney; and that the said Jonathan Cross Kirby acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Harrell Gregory Kirby.

This the 16th day of October 2023


Notary Public – Jennifer M. Johnson



My Commission Expires: November 9, 2024

EXHIBIT A**3231 Valley Road
Winston-Salem, North Carolina 27106**

BEGINNING at an iron stake on the North side of Valley Road, (formerly Valley View Road and formerly old U.S. Highway 421) same being the southeast corner of Marion Wooten Peebles property (Book 1582, Page 1475, Forsyth County Registry) and the southwest corner of the herein described tract; running thence with Marion Wooten Peebles' East line, North 5 deg. 15 min. West 361.54 feet to an existing iron pipe in Marion Wooten Peebles' line; running thence with the South line of Leslie K. Lundquist and Ralph E. Pardue (Book 1811, Page 2832, and Book 1728, Page 2139, respectively, both in the Forsyth County Registry) South 65 deg. 23 min. 13 sec. East 172.84 feet to an existing iron pipe; running thence South 5 deg. 04 min. 29 sec. East 307.57 feet and falling in with Lester N. Butner's (Deed Book 788, Page 93, Forsyth County Registry) West line to an existing iron pipe on the North side of Valley Road, Lester N. Butner's southwest corner; running thence with the North right-of-way of Valley Road, a slight curve left having a chord of North 83 deg. 05 min. 24 sec. West 152.37 feet to the point and place of **BEGINNING**. This is the south portion of a tract of land deeded to Allie Gooch Reid in Book 193, Page 12, Forsyth County Registry, and being the same property deeded to Andrew E. Bell and wife, Jerrel L. Bell by deed recorded in Book 1314, Page 284 Forsyth County Registry, to which Deed reference is hereby made for a more particular description. The foregoing description is taken from a survey by Daniel W. Donathan, RLS, for Elisa M. Kirby, dated February 21, 1996, and bearing Map No. 1-36967, to which map reference is hereby made for a more particular description.