

2023039317 00090

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
11/17/2023 12:37:39 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3782

PG: 829 - 831

GENERAL WARRANTY DEED

Excise Tax: **\$420.00**
Tax Parcel ID No. 6847-76-4727.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, 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: Lot 73 & Southern Half of Lot 72, Jefferson Gardens, Section 2

THIS DEED, made this the 17th day of November, 2023, by and between

GRANTOR: Nicholas Holliday and spouse, Megan M. Holliday
whose mailing address is 711 Montrose Dr Greensboro NC 27410
(herein referred to collectively as Grantor) and

GRANTEE: Sarah Elizabeth Thompson and Shawn Gregory Thompson, wife and husband
whose mailing address is 4222 Garden Street, Winston-Salem, NC 27105 (herein
referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee, and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3761, Page 3148, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 32-A.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____
Print/Type Name & Title: _____
Nicholas Holliday (SEAL)

By: _____
Print/Type Name & Title: _____
Megan M. Holliday (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ (SEAL)

State of NC
County of Gulford

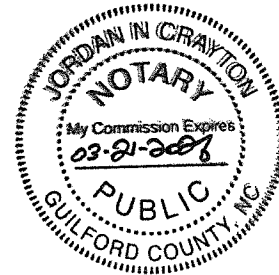
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Nicholas Holliday and Megan M. Holliday
[insert name(s) of principal(s)].

Date: 11-17-2023

Jordan N Crayton
Notary's Printed or Typed Name



My Commission Expires:
03-21-2026

State of NC
County of Gulford

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Megan M. Holliday
[insert name(s) of principal(s)].

Date: 11-17-2023

Jordan N Crayton
Notary's Printed or Typed Name



My Commission Expires:
03-21-2026

EXHIBIT A

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

BEGINNING AT AN IRON STAKE AT THE SOUTHEAST CORNER OF LOT 73 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND SAID IRON ALSO BEING LOCATED IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON SAID MAP AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE NORTH LINE OF LOT 74, NORTH 85 DEG. 56' WEST 178.81 FEET TO AN IRON; THENCE WITH THE LINE OF LOT 76 AND LOT 77 AS SHOWN ON THE PLAT NORTH 05 DEG. 33'30" EAST 150.0 FEET TO AN IRON; THENCE SOUTH 05 DEG. 56' EAST 178.92 FEET TO AN IRON IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 05 DEG. 36' WEST 150.0 FEET TO THE POINT AND PLACE OF BEGINNING AND

BEING KNOWN AS LOT 73 AND THE SOUTHERN HALF OF LOT 72 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Property Address: 4222 Garden Street, Winston-Salem NC 27105
Parcel number: 6847-76-4727.000