

**2023039351 00124**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$530.00**PRESENTED & RECORDED  
11/17/2023 02:11:45 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3782**  
**PG: 1037 - 1039****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$530.00

Parcel Identifier No.: 6856-06-2674.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 13, Silver Chalice

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

**GRANTOR**

Joseph Austin Needham and Kristin Needham, a married couple

Mailing Address: 1421 East Mountain Street  
Kemersville, NC 27284

**GRANTEE**

Alexandra Sebestyen McHale and husband, Kody Lee McHale

Property Address: 3948 Silver Chalice Drive, Winston-Salem, NC 27101

Mailing Address: 3948 Silver Chalice Drive  
Winston-Salem, NC 27101

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 \_\_, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3512, Page 911, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 114, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 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 or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

*Joseph Austin Needham*  
Joseph Austin Needham

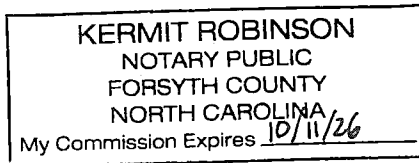
*Kristin Needham*  
Kristin Needham

STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

I, *Kermit Robinson*, Notary Public, do hereby certify that Joseph Austin Needham and Kristin Needham personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 17th day of November, 2023.

*Kermit Robinson*  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: *10/11/26*



**Exhibit "A"**

BEING KNOWN AND DESIGNATED AS LOT 13, SECTION 1, SILVER CHALICE, RECORDED IN PLAT BOOK 32, PAGE 114 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an existing iron pipe located in the Northern right of way of Silver Chalice Drive; thence proceeding along the right of way of Silver Chalice Drive along a curve South 66° 08' 09" West, a chord distance and bearing of 39.87 feet, to an existing iron pipe located in the Northern Right of Way of Silver Chalice Drive; thence North 46° 34' 10" West 279.27 feet to an existing iron pipe; thence South 88° 49' 46" East 230.47 feet to an existing iron pipe; thence South 02° 57' 36" East 171.38 feet to an existing iron pipe located in the Northern right of way of Silver Chalice Drive and being the Point and Place of BEGINNING, consisting of 0.57 acres pursuant to that certain Map of Survey for Alexa & Kody McHale by G. Matthew Gorrell, Professional Land Surveyor, dated October 26, 2023.

Parcel ID # 6856-06-2674.000

Property Address: 3948 Silver Chalice Drive, Winston-Salem, NC 27101