

**2023042391 00050**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$278.00**PRESENTED & RECORDED  
12/15/2023 11:46:00 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3785

PG: 3691 - 3692

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$278.00

TAX PIN: 6844-03-1348.000

Mail/Box to: Grantee: 1008 East Clemmons ville Road, Winston-Salem, NC 27107

This instrument was prepared by: T. Dan Womble, Attorney at Law, 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 proceed

Brief description for the index: Lot 3, Block E, Map of Memorial Industrial School, Inc., Map Book 12, Pg 17,  
Forsyth County RegistryTHIS DEED made this 15 day of December, 2023 by and between

GRANTOR

Nancy G. Starbuck (unmarried)  
3717 Southdale Avenue  
Winston-Salem, NC 27107

GRANTEE

Ronald Clyburn  
1008 East Clemmons ville Road  
Winston-Salem, NC 27107

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot No. 3 in Block E as shown on the Map of the Property of Memorial Industrial School, Incorporated, as surveyed and platted by J. E. Ellerbe, C.E. in July 1945, said map being recorded in Map Book 12, Page 17, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.****Property address: 1008 East Clemmons ville Road, Winston-Salem, NC 27107**


The above-described property was acquired by Grantor in Deed Book 2672, Page 2245; Deed Book 2676, Page 1842 &amp; Deed Book 2926, Page 84, Forsyth County Registry.

All or a portion of the property herein conveyed \_\_\_ includes or x does not include the primary residence of a Grantor.NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar AssociationSubmitted electronically by "T Dan Womble Attorney"  
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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any, 2023 taxes are to be prorated.

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

*Nancy G. Starbuck* by  *Attorney-in-Fact*  
Nancy G. Starbuck by Wayne E. Pittman, Attorney-in-Fact

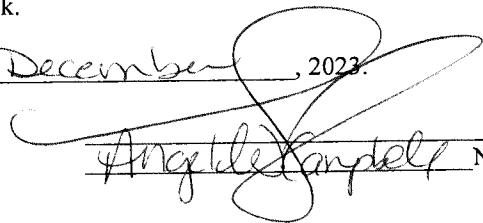
State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Wayne E. Pittman, Attorney-in-Fact for Nancy G. Starbuck, 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 Nancy G. Starbuck 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 in the County of Forsyth, State of North Carolina on November 27, 2023 in Deed Book 3783, Page 1016 and that this instrument was executed under virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Wayne E. Pittman acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Nancy G. Starbuck.

Witness my hand and Notarial stamp or seal this 15 day of December, 2023.

My Commission Expires: 02-09-2027

  
\_\_\_\_\_  
Notary Public

