

2023042541 00200

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$430.00

PRESENTED & RECORDED

12/15/2023 04:06:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3786

PG: 63 - 64

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$430

Mail after recording to: Grantee @ POB 1804 K/ville NC 27285

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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: CASH DRIVE TRACT

TAX PARCEL #6843-25-5285.000

THIS DEED made this 15TH day of December, 2023, by and between

GRANTOR: PATRICIA WILES, UNMARRIED

Mailing Address: 3668 Cash Dr, Winston Salem NC 27107

GRANTEE: SHARON BYRD, UNMARRIED

Property Address: 3668 Cash Dr, 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:

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 FORSYTH County, North Carolina and being more particularly described as follows:

This is the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING KNOWN as Tax Block 2666, Tax Lot 111, as shown in the Mapping Office of Forsyth County, North Carolina, and being further described in a metes and bounds description as follows:

BEGINNING at an existing iron pipe located in the eastern right-of-way of Cash Drive, said pipe also marking the Northwest corner of Lot 112 (Lambeth, Book 1434, Page 1864) and lying N 20°47'57" E 115.67 feet from the centerline of Neva Lane, and continuing along the eastern right-of-way of Cash Drive N 05°39'57" E for a distance of 76.73 feet to an existing iron pipe marking the Southwest corner of Lot 113 (Holbrook, Book 1442, Page 1483); thence continuing S 82°12'05" E for a distance of 285.67 feet to an existing iron pipe, the Southeast corner of Lot 113; thence continuing S 03°34'46" W for a distance of 65.19 feet to an existing iron pipe, the Northeast corner of Lot 112; thence continuing N 84°31'27" W for a distance of 287.85 feet to the point and place of **BEGINNING**, containing approximately 0.47 acres, as shown on a survey prepared by Phillip R. Ball, R.L.S. (Job No. LS-2101), dated July 12, 1996.

And being all of the same property conveyed to Patricia Wiles by deed from Stephen Campbell, unmarried, recorded in Book 3485, Page 1052 in the Office of the Register of Deeds of Forsyth County, North Carolina.

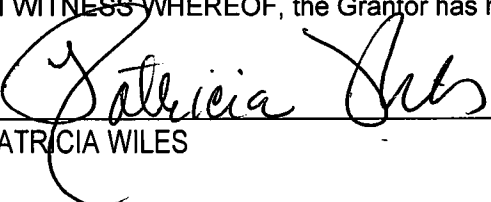
Prior instrument reference: Book 3485 at Page 1052.

A map showing the above described property is recorded in Plat Book at 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, and the Grantor covenants with the Grantee, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

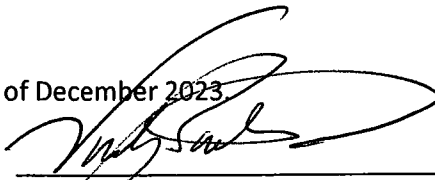
 (SEAL)
PATRICIA WILES

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify **PATRICIA WILES** principal(s), personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and the principal acknowledged to me that she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 15 day of December 2023.

Voula Boutis Tselides
Notary Public
Guilford County, NC
My Commission Expires 12/29/27


Notary Public

My commission expires: 12/29/2027