

2024005061 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 02/20/2024 12:13:30 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3793
PG: 2393 - 2395

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 370.00

Parcel Identifier No. 6806-16-1435.000 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. NO TITLE SEARCH OR CLOSING SERVICES REQUESTED OR PERFORMED. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract, Thornbury Ridge Road

THIS DEED made this 20 day of February, 2024, by and between

GRANTOR

GRANTEE

Cecile E. Naylor and spouse, Herman Schmid

Ryan Jackson Powell and spouse,
 Jennifer Reuhland Powell

Mailing Address:

Property Address: 5160 Thornbury Ridge Road
 Winston-Salem, NC 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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 1659, Page 626, Forsyth County Registry.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Cecile E. Naylor (SEAL)
Cecile E. Naylor

Herman Schmid (SEAL)
Herman Schmid

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cecile E. Naylor and Herman Schmid.

Date: 2/20/2024

Melanie J. Snow
Notary Public

Melanie J. Snow
Print Name

My commission expires: 11/21/2027

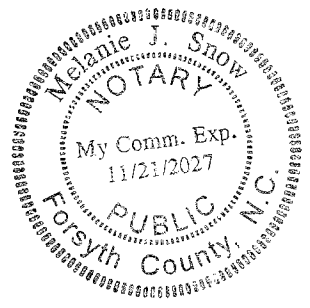


Exhibit A

Beginning at an iron in the south line of the property of Forest W. Diener as described in deed recorded in Book 1012, Page 170, Forsyth County Registry, said iron being located North 70° 24' East 454.01 feet from the northwest corner of the property of James W. Cline as described in deed recorded in Book 1211, Page 1085, Forsyth County Registry, said northwest corner being a corner with property of H. Kapp Ogburn, Jr. as described in deed recorded in Book 1027, Page 282, Forsyth County Registry and a corner with property of John T. Eagan, Jr.; thence from said beginning point along Diener's south line, North 70° 43' East 49.09 feet to an iron, corner with property owned by Diener described in deed recorded in Book 1159 Page 1699, Forsyth County Registry; thence with Diener the three following courses and distances, to-wit: North 70° 10' 30" East 80.01 feet to an iron, South 4° 20' West 287.4 feet to an iron and South 85° 25' East 391.1 feet to an iron in the line of property owned by Southern as described in deed recorded in Book 809, Page 22, Forsyth County Registry; thence along Southern's east line, South 14° 58' West 242.28 feet to a stone, corner with property owned by Eagan described in deed recorded in Book 1475 Page 1823, Forsyth County Registry; thence along Eagan's north line the two following courses and distances, to-wit: North 87° 00' 30" West 352.43 feet to an iron and North 84° 20' 30" West 198.62 feet to an iron, a new corner with property of James W. Cline; thence on a new line with James W. Cline, North 14° 35' East 486.32 feet to the point and place of beginning, containing 3.42 acres, more or less all according to survey of Michael E. Gizinski dated January 22, 1986.