

2024005271 00090

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$698.00

PRESENTED & RECORDED
 02/21/2024 02:43:52 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3793
PG: 3595 - 3597

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$698.00

PARCEL IDENTIFIER NO. 6867-50-7291

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: LO026T BL5354

THIS DEED made this 15 day of February, 2024, by and between

GRANTOR	Title Company: <i>Tryon Title Agency, LLC</i> GRANTEE
<p>Kelly D. Martin and husband, Kevin Martin</p> <p>Mailing Address 1344 Bare Creek Road Jefferson, NC 28640</p>	<p>Keystone Flips, LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 4941 West Rd. Kernersville, NC 27284</p> <p>Mailing Address 1589 Skeet Club Road STE 102 #336 High Point, NC 27265</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Kernersville, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

All or a portion of the property herein conveyed (X) includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in **Book 3188** at **Page 1062**.

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 lawful claims of all persons whomsoever, other than the following exceptions:

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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


Kelly D Martin


Kevin Martin

STATE OF North Carolina

COUNTY OF Forsyth

I certify that **Kelly D. Martin and husband, Kevin Martin**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15 day of February, 2024.

Notary Signature: Rosalind Landry

Notary's Printed Name: Rosalind Landry

My Commission Expires: 7/21/2025

[Notarial Seal]

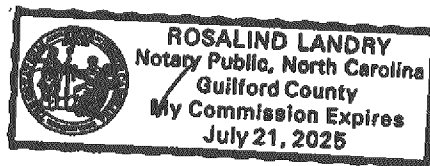


Exhibit (A) – Legal Description

BEGINNING at an iron stake located in the East right of way line of West Road, said iron stake also being located at the northwesternmost line of that property now or formerly owned by James Ballard described in Deed Book 1504, Page 1733, Forsyth County Registry, thence North 85 degs. 03 minutes 07 seconds West 29.32 feet to an iron stake in the centerline of West Road; thence with the centerline of West Road North 06 degs. 03' 08" East 136.28 feet to an iron stake in the centerline of West Road; thence South 85 degs. 01' 49" East 29.82 feet to an iron stake in the East right of way line of West Road; thence continuing South 85 degs. 01' 49" East 297.40 feet to an iron stake in the line of the Norman T. Bennett tract described in Deed Book 1340, Page 1001, Forsyth County Registry; thence with the line of Norman T. Bennett south 05 degs. 00' 05" West 136.14 feet to an iron stake, thence with the line of James Ballard North 85 degs. 03' 07" West 300.40 feet to an iron stake the point and place of BEGINNING, being 1.027 acres more or less, also being Tax Lot 26T of Block 5354 of the Forsyth County Tax Maps as they are currently constituted, all according to a survey by Philip T. Hendrick, R.L.S, entitled "Map for James T. and Marcia Martin dated 9-1-1994.

Subject to a nonexclusive easement over a 30-ft strip of property on the entire Westernmost portion of the above-described property (being a part of West Road) for the purposes of ingress and egress and for the utility purposes, which easement is hereby reserved for use by and the benefit of other residents of the subdivision being developed and the successors and assigns of each.

Property Address: 4941 West Rd Kernersville NC 27284

Parcel ID: 6867-50-7291