

2024009579 00041

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$586.00

PRESENTED & RECORDED

03/28/2024 10:27:43 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3799**PG: 599 - 600****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$586.00

Parcel Identifier No.: 6822-52-1304.000

Mail/Box to: Allison Chrisco Layton, 3141 Old Salisbury Road, Winston Salem, NC 27127

This instrument was prepared by: David T. Kasper, 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 proceeds.

Brief description for the index: Lot 25 & 26 CA Mendenhall Est

THIS DEED made this 27th day of March, 20 24, by and between:

GRANTOR	GRANTEE
Thomas Thad Guy, Executor of the Estate of Dorothy Guy Long Forwarding address: 1015 Baird Cove Road Franklin, NC 28734	Allison Chrisco Layton Buyer mailing address: 3141 Old Salisbury Road Winston Salem, NC 27127

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the east side of the Old Salisbury Road the southwest corner of Lot #24, and running thence eastwardly along the south line of Lot #24, 688 feet to an iron stake, the southeast corner of Lot #24, thence in a southwardly direction along the Douglas Wright line 100 feet to an iron stake, the northeast corner of Lot #27, thence in a westwardly direction along the north line of Lot #27, 688 feet to an iron stake in the east side of the Old Salisbury Road, the northwest corner of Lot #27, thence northwardly along the east side of the Old Salisbury Road 100 feet to the place of the Beginning, being Lots #25 and 26 on

the plat of the C.A. Mendenhall Estate, said Plat being recorded in the Register of Deeds office, Forsyth County, NC Plat Book 12, page 78.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 740, Page 122, Forsyth County Registry; also see Will filed in the Estate of Dorothy Guy Long, File No. 23 E 2109, Forsyth County Clerk of Court , giving authority to the Executor to sell.

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, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Estate of Dorothy Guy Long

BY: Thomas Thad Guy
Thomas Thad Guy
Executor

STATE OF NC

COUNTY OF Macon

I, Justin Hall, a Notary Public, do hereby certify that Thomas Thad Guy personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 27 day of March, 2024.

Justin Hall

Printed Name: Justin Hall

My Commission Expires: 07-18-2027

