

2024010822 00101

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 04/08/2024 02:19:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3800
PG: 2853 - 2855

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier Number: 6847-69-8260.000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Metes & Bounds; Lots 38, 37, 36 & 35, Partial Lot 34, PB 12-145

THIS DEED made this 8th day of April, 2024 by and between

GRANTOR	GRANTEE
<p>Timothy Paul King and spouse, Julie King</p> <p><u>Forwarding Address:</u> 9237 Goodwill Church Road Kernersville, NC 27284</p>	<p>Kelly Goonan, unmarried</p> <p><u>Property & Mailing Address:</u> 4837 Oakdale Drive Winston-Salem, NC 27105</p>

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 parcel of land situated in the Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3735 Page 2384.

A map of the property conveyed is recorded at Plat Book 12 Page 145.

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 Printed by Agreement with the NC Bar Association

submitted electronically by "Coltrane & Overfield, PLLC"
 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, restrictions and rights of way of record as well as ad valorem taxes for the current year.

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

Timothy Paul King (SEAL)
Timothy Paul King

Julie King (SEAL)
Julie King

State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford, and State aforesaid, certify that **Timothy Paul King** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of April, 2024.

My Commission Expires: 7.9.28
(Affix Seal)



Kaila T. Spann Notary Public
Notary's Printed or Typed Name

State of North Carolina
County or City of Guilford

I, the undersigned Notary Public of the County or City of Guilford, and State aforesaid, certify that **Julie King** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of April, 2024.

My Commission Expires: 7.9.28
(Affix Seal)



Kaila T. Spann Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

Parcel #: 6847-69-8260.000

Property Address: 4837 Oakdale Drive, Winston-Salem, NC 27105

BEGINNING at an iron stake on the northwest side Dippen Road, said iron stake being the northeast corner of Lot No. 38 as shown on the Map of Mrs. Emma Fulton property recorded in Plat Book 12 at Page 145 in the Office of the Register of Deeds of Forsyth County, NC and running thence along the northwest side of Dippen Road, South 34 deg. 35' West 142.03 feet to a point; running thence along Lot No. 34 as it divides the same, North 34 deg. 35' 30" West 203.76 feet to an iron stake thence North 34 deg. 35' 30" East 50.02 feet to an iron stake; running thence along the back property line of Lots No. 36, 37 and 38, South 06 deg. 14' 30" East 234.93 feet to the point and place of BEGINNING, and being all of Lots 38, 37, 36, 35 and approximately the northern one-half of Lot No. 34 as shown on the above-mentioned plat map.

The aboveresferred property does not include the primary residence of at least one of the Grantors.