

2024011957 00046

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/17/2024 11:39:37 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3802
 PG: 596 - 598

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$NTC
Parcel ID:	6853-33-8133
Mail/Box to:	Heart Life Irrevocable Family Trust, 340 Westoak Trail, Winston Salem, NC 27104
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds

THIS GENERAL WARRANTY DEED ("Deed") is made on the 17 day of April, 2024, by and between:

GRANTOR	GRANTEE
Kyle Anderson, and spouse Heidi Anderson 340 Westoak Trail Winston Salem, NC 27104	Heart Life Irrevocable Family Trust 411 Walnut Street, #20259 Green Cove Springs, FL 32043

Property Address: 4313 Thomasville Road, Winston Salem, NC 27107

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book _____ Page _____.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

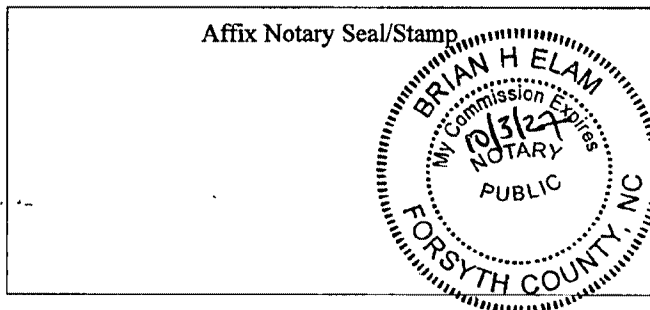
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

x [Signature]
 Name: Kyle Anderson
 x Heidi Anderson
 Name: Heidi Anderson

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of April, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Kyle Anderson, and spouse Heidi Anderson



[Signature]
 Notary Public (Official Signature)
 My commission expires: 10/31/27

EXHIBIT "A"

Metes & bounds of 1.53 Acres in Broadbay Township

Tax Lot 130E, Block 2636 / 6853-33-8133

Property Address: 4313 Thomasville Rd., Winston-Salem, NC 27107

BEGINNING at an existing ½ inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109) at the common corner of the William R. Wheeler, Jr. tract (deed book 1696, page 765) with the tract of Vulcan Lands, Inc. (deed book 2196, page 3217 and for further reference, see lot 4 of the Erastus Swaim Estate as per plat book 12, page 90) in the road; thence leaving the road and running North 47 deg. 12' 25" East 190.58 feet to an existing ¾ inch iron at the southwest corner of the Connie Moore Jones tract (deed book 2251, page 1733); thence with the South line of the Connie Moore Jones tract and running South 51 deg. 23' 58" East 180.15 feet to an existing ¾ inch line; thence running North 51 deg. 23' 19" East 57.77 feet to a new ½ inch iron; thence North 76 deg. 10' 25" East 79.40 feet to a new ½ inch iron; thence South 72 deg. 16' 51" East 61.43 feet to an existing ½ inch iron in the North line of Lester S. Deal (deed book 1851, page 910) at his common corner with Anthony T. Goforth (deed book 2054, page 2095); thence with Anthony Goforth's and Walter Goforth's (deed book 2053, page 1566) North line and running South 46 deg. 44' 03" West 203.24 feet to an existing ½ inch iron; thence South 52 deg. 54' 31" West 166.50 feet to an existing ½ inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109); thence with in the North right-of-way of The Thomasville Road (NC Highway 109) and running North 44 deg. 07' 37" West 234.28 feet to an existing ½ inch iron, the point and place of BEGINNING, containing 1.53 acres, more or less, according to a survey by Franklin Surveyors, Inc., dated July 31, 2002, job # 18-344, and being the major portion of Lot 130-B, Block 2636, Forsyth County, NC, tax maps, as presently constituted.

Subject to easements and restrictions of record, and specifically subject to the encroachment of the septic tank field of the Connie Moore Jones tract (deed book 2251, page 1733) upon and across the northeast line of the above described 1.53 acre tract, and further subject to the easement described in deed book 1430, page 1130, as it affects this property.