

2024012369 00121FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$620.00PRESENTED & RECORDED
04/19/2024 02:18:23 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3802
PG: 2648 - 2650**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$620.00

Parcel Identifier No.: 5896-72-7891.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 19th day of April, 2024, by and between

GRANTOR	GRANTEE
Katherine Bernadette Wing, an unmarried person	BR Property Management LLC, a Limited Liability Company
Mailing Address: 204 Blue Ridge Drive Clemson, SC 29631	Property Address: 4980 Chestnut Hill Lane, Winston-Salem, NC 27106
	Mailing Address: 4995 Old Towne Village Circle Pfafftown, NC 27040

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 3462, Page 1546, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

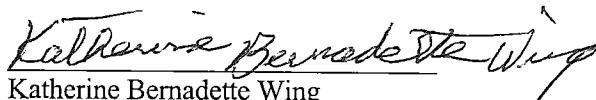
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Katherine Bernadette Wing

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Katherine Bernadette Wing personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 19th day of April, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

Exhibit "A"

Beginning at an iron stake in the northeast corner of William Fred Kixon (book 1005 page 504), said point also being the southeast corner of John A. Fulk, Jr. et, al. (book 1675 page 4030), said point also being located the following two courses from the southwest corner of Madgelle C. Bean's tract as described in Book 1373 Page 557: North 03 degrees 10 minutes 03 seconds east 224.90 feet to an iron stake, north 03 degrees 16 minutes 51 seconds east 378.22 feet to the Beginning point; thence from said Beginning point with the east line of Fulk north 03 degrees 00 minutes 00 seconds east 199,23 feet to an iron stake, thence with the east line of Thurman T. Myers (book 921 page 19) north 03 degrees 16 minutes 24 seconds east 100.0 feet to an iron stake, thence south 65 degrees 38 minutes 21 seconds east 203.17 feet to an iron stake, thence south 15 degrees 04 minutes 36 seconds west 210.0 feet to an iron stake, thence 83.59 feet along a counterclockwise arc having chord measurement of south 64 degrees 24 minutes 07 seconds west 73.0 feet (Delta = 101 degrees 54 minutes 00 seconds, R = 47.00 feet) to an iron stake, thence north 76 degrees 32 minutes 53 seconds west 83.03 feet to the Beginning, containing 1.00 acre according to survey by Otis A. Jones, RLS, dated March 15, 1994; together with a temporary access easement extending from Meadowlark Drive over an existing gravel drive to said 1.00 acre tract. Said easement shall exist and continue until such time as a new subdivision street providing access to the above described 1.00 acre tract is dedicated to public use,

Parcel ID # 5896-72-7891.000

Property Address: 4980 Chestnut Hill Lane, Winston-Salem, NC 27106