

2024015514 00092FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

05/15/2024 11:40:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3806

PG: 2348 - 2350

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$200.00**

Parcel Identifier No. 6837-88-0893.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT
TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT
OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 14th day of May, 2024 by and between

GRANTOR

PHILLIP M. SMITH AND WIFE, LAURIE H. SMITH
1107 ALVERSTONE DRIVE, KERNERSVILLE, NC 27284

GRANTEE

DUSTIN LEE MARSHALL
1431 BRIDGTON ROAD, WINSTON-SALEM, NC 27127
SUBJECT PROPERTY: 1221 MOTOR ROAD, WINSTON-SALEM, NC 27105

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2100,
Page 399, Forsyth County Registry.

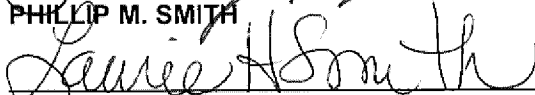
The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

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


 (SEAL)
PHILLIP M. SMITH

 (SEAL)
LAURIE H. SMITH

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **PHILLIP M. SMITH AND WIFE, LAURIE H. SMITH.** Witness my hand and official stamp or seal, this 15th day of May, 2024.

My Commission Expires: 07/25/28


Notary Public

Print Notary Name: L. Christine Conrad

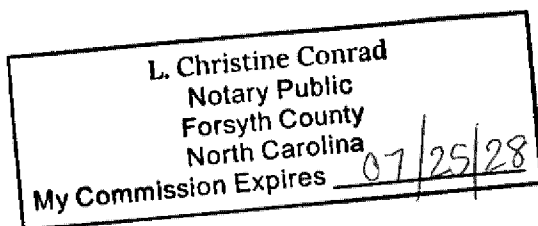


EXHIBIT A

BEGINNING AT AN IRON STAKE LOCATED IN THE NORTH RIGHT OF WAY LINE OF MOTOR ROAD, SAID IRON STAKE BEING LOCATED AT THE SOUTHWEST CORNER OF LOT 27 HEREINAFTER REFERRED; RUNNING THENCE FROM SAID BEGINNING POINT NORTH $04^{\circ} 36' 30''$ EAST 215.3 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH $83^{\circ} 46' 50''$ EAST 53.26 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH $04^{\circ} 56' 30''$ WEST 214.6 FEET TO AN IRON STAKE LOCATED IN THE NORTH LINE OF MOTOR ROAD; RUNNING THENCE WITH THE NORTH RIGHT OF WAY LINE OF MOTOR ROAD, NORTH $84^{\circ} 30'$ WEST 52.0 FEET TO THE POINT AND PLACE OF BEGINNING. BEING THE WESTERN PORTION OF LOT 27 AS SHOWN ON THE PLAT OF R.M. COX DEVELOPMENT, RECORDED IN PLAT BOOK 3, PAGE 61A(2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO CITY OF WINSTON SALEM IN DEED BOOK 2926 AT PAGE 2722, FORSYTH COUNTY REGISTRY.