

2024015707 00072FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2360.00PRESENTED & RECORDED
05/16/2024 12:12:53 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3806
PG: 3310 - 3312**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2360.00

Parcel Identifier No.: 6816-70-3225 (Block 2958, Lot 016D)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2868 Fairmont Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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 16, Merry Acres

THIS DEED made this 13 day of May, 2024 by and between,

GRANTOR	GRANTEE
GREGORY RAY SOUTH and wife, LAURIE FORCIER JONES	THOMAS N. STEELE and TEMPLE BARKATE STEELE
Mailing Address: 2936 Reynolds Square, Winston-Salem, NC 27106	Mailing Address: 2868 Fairmont Road, Winston-Salem, NC 27106

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 2868 Fairmont Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3617, Page 3653, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 23, Page 57.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

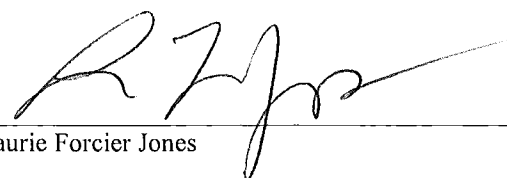
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.



Gregory Ray South (SEAL)

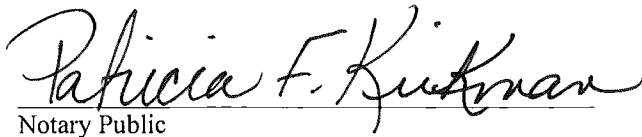


Laurie Forcier Jones (SEAL)

State of North Carolina, County of Forsyth

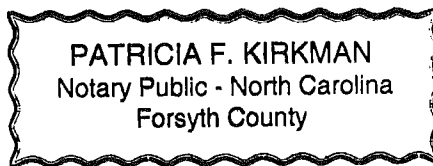
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Gregory Ray South and, Laurie Forcier Jones**

Date: 5/29/24



Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Exhibit A

Lying and being in Winston Township, Forsyth County, North Carolina and beginning at an existing iron pipe located in the southern right of way line of Fairmont Road, the northwest corner of the property of John R. Loftin, now or formerly (Book 1033, Page 427, Forsyth County Registry; Tax Lot 16A of Tax Block 2958, Forsyth County Tax Records); running thence with the western line of said Loftin, South 16° 58' 49" East 200.53 feet to an existing iron pipe located in the northern line of Thomas D. Calloway, now or formerly (Book 1651, Page 4204, Forsyth County Registry; Tax Lot 102 of Tax Block 2958, Forsyth County Tax Records); running thence South 73° 06' 12" West 169.99 feet to an existing iron pipe, the southeast corner of the property of David L. Bodenhamer, now or formerly (Book 1110, Page 248, Forsyth County Registry; Tax Lot 16C of Tax Block 2958, Forsyth County Tax Records); running thence with the east line of said Bodenhamer, North 16° 54' 56" West 200.01 feet to a new iron pipe located in the southern right of way line of Fairmont Road; running thence with said right of way, North 72° 55' 42" East 169.76 feet to an existing iron pipe, the point and place of beginning and containing 0.781 acres, more or less. Being Tax Lot 16D of Tax Block 2958, Forsyth County Tax Records. Also known as a portion of Lot 16 of Merry Acres as recorded in Plat Book 23, Page 57, Forsyth County Registry. The foregoing description was taken from a plat survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/26/96; Job No. 2492-1 and entitled "Map for Nick G. Chrysson, Jr. and Jennifer W. Chrysson."

Tax Parcel Number: 6816-70-3225 (Block 2958, Lot 016D)

Property Address: 2868 Fairmont Road, Winston-Salem, NC 27106