2024017668 00139 FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX \$700.00 PRESENTED & RECORDED 05/31/2024 02:27:37 PM LYNNE JOHNSON REGISTER OF DEEDS BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3809 PG: 1471 - 1473

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 700.00	Primary Residence of Grantor: Yes		
Parcel Identifier No. <u>6825-86-1989.000</u> Verified by		day of	, 20
Mail To: Grantee			
This instrument was prepared by: Randall L. Perry, a licensed 1	North Carolina attorney. Delinque	ent taxes, if any, to b	e paid by the
closing attorney to the county tax collector upon disbursement	of closing proceeds.		
Brief description for the Index:	-		
THIS DEED made this 31st day of May, 2024, by an GRANTOR	1 between	GRANTEE	
ROBERT W. ULERY, JR.,	JOF	IN LIVINGSTON	V
UNMARRIED		AND SPOUSE,	
500 LENOIR ROAD # 262		/IA LIVINGSTO	N
MORGANTON, NC 28655		W. FIFTH STREE	
14101(011), 110 20055		N-SALEM, NC	
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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 County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 1833, Page 1886 and Book 1235, Page 349.

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James Williams & Co., Inc. www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, 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:

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

ROBERT W. ULERY, JR. (SEAL)

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that ROBERT W. ULERY, JR. personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31st day of May, 2024.

(Affix Notary Stamp Below)

RANDALL L. PERRY Notary Public, North Carolina Forsyth County My Commission Expires July 02, 2026

Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of	is/are certified
to be correct. This instrument and this certificate are duly registered at the date and time ar	nd in the Book and Page shown on the first
page hereof. Register of Deeds forCounty	
By:Deputy/Assistant - Register of Deeds	
NC Bar Association Form No 3 © 1976, Revised © 1977, 2002	James Williams & Co., Inc.

EXHIBIT A

BEING Lot No. 4 of the said Gray and Taylor Plat recorded in Plat Book 1, Page 1, of the Forsyth County, North Carolina Registry. Being the Same property described in Deed Book 1235, Page 349.

Less and Except the following tract of land:

BEGINNING at an iron stake located in the Westernmost Southern corner of Robert W. Ulery, Jr., Deed Book 1235, Page 349, Forsyth County Registry, and running thence from said point and place of BEGINNING, North 01° 55′ 10″ West 35.56 feet to a point, running thence South 12° 42′ 15″ East 34.03 feet to a point, running thence South 55° 17′ 00″ West 6.04 feet to a point in the Northeastern line of the Trustees of First Church of Christ, Scientist, Deed Book 757, Page 95, and running thence North 50° 43′ 20″ West 1.54 feet to the point and place of BEGINNING, containing 118 square feet, more or less, according to a survey dated July 27 and July 28, 1994, prepared by Buddy L. Barbee, RLS, bearing Job No. 94100.080.

Additionally, the property conveyed herein contains the following tract of land:

BEGINNING at a point stake in the Southeastern line of a 15 foot alley, said iron being located North 50° 58' 40" East 93.90 feet from the Southeastern intersection of Brookstown Avenue and a 15 foot alley, the Northwestern corner of Charles Larry Robbs stake marking the Northwestern-most corner of Charles Larry Robbs, Deed Book 1166, Page 1342, Forsyth County Registry, and running thence with the Southeastern right-of-way line of said alley, North 50° 58' 40" East 4.10 feet to an iron stake, running thence South 39° 01' 20" East 10.00 feet to an iron stake, running thence South 01° 55' 10" East 14.66 feet to a point, running thence North 12° 42' 15" West 6.60 feet to a point, and running thence North 32° 28' 20" West 15.87 feet to the point and place of BEGINNING, containing 71 square feet, more or less, according to a survey dated July 27 and July 28, 1994, prepared by Buddy L. Barbee, RLS, bearing Job No. 94100.080.

There is also conveyed to Grantee all rights of that Easement recorded in Book 2320, Page 4974.

Property Address: 929 W Fifth Street

Winston-Salem, NC 27101