

2024019466 00131

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1512.00

PRESENTED & RECORDED
06/14/2024 03:25:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 2217 - 2219

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,512.00

Parcel Identifier No.: 6825-37-5158 (Block 1315, Lot 001C)

Mail tax bills to Grantee: 1919 Runnymede Road, Winston-Salem, NC 27104

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: 1919 Runnymede Road

THIS DEED made this 10 day of April, 2024 by and between,

<p>GRANTOR</p> <p>FRANCIS LEE BRYAN, III (unmarried) and, SARAH FELTY KAIROFF (unmarried)</p> <p>Mailing Address:</p>	<p>GRANTEE</p> <p>ANNETTE DONOVAN (unmarried)</p> <p>Mailing Address: 1919 Runnymede Road, Winston-Salem, NC 27104</p>
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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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3629, Page 4498, Forsyth County Registry.

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.

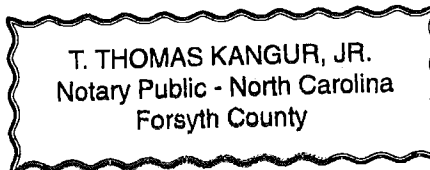
Francis Lee Bryan, III
Francis Lee Bryan, III

Sarah Felty Kairoff
Sarah Felty Kairoff

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Francis Lee Bryan, III**

Date: 4/10/24



T. Thomas Kangur, Jr.
Notary Public

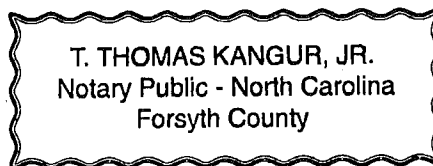
T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 9/27/27

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Sarah Felty Kairoff**

Date: 4/10/24



T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 9/27/27

Exhibit A

Tract 1:

Beginning at an iron in the north line of Runnymede Road in the southwest corner of John R. Ellis and running thence with the northern line of Runnymede Road South 61° 51' 56" West 39.88 feet to a point; continuing thence with the north line of Runnymede Road South 68° 13' 37" West 91.54 feet to an iron in the northern line of Runnymede Road; running thence North 22° 50' 36" West 175.39 feet to an iron; running thence South 86° 36' 51" East 91.72 feet to an iron; running thence North 16° 27' 49" East 42.40 feet to an iron, Ellis' northwest corner; running thence with Ellis' west line South 23° 50' 16" East 170.49 feet, more or less, to an iron, the place of beginning, and being a portion of that property conveyed to Douglas D. Brendle by deed recorded in Deed Book 1176, Page 739.

ALSO INCLUDING a perpetual easement for gardening and/or planter bed purposes as described in the deed recorded in Book 1241, Page 1380.

Tract 2:

Beginning at an iron in the north line of Runnymede Road, being Canady's southwest corner as described in the deed recorded in Deed Book 1268, Page 286 and running thence with Brendle's line along the north line of Runnymede Road South 75° 40' 56" West 7.0 feet to an iron in said north line; running thence on a new line North 16° 24' 49" West 8.23 feet to an iron; running thence North 01° 28' 23" East 14.57 feet to an iron in Canady's west line; running thence with Canady's west line South 22° 50' 36" East 22.50 feet to an iron in the north line of Runnymede Road, the place of Beginning and containing 96 sq. ft.

Tax Parcel Number: 6825-37-5158 (Block 1315, Lot 001C)

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104