

2024021413 00198

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED
 06/28/2024 03:50:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3814
 PG: 333 - 337

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: ~~\$580.00~~ **\$530.00**

Parcel Identifier No. 6839-47-4280.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Grantee

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

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: _____

THIS DEED made the 28 day of JUNE, 2024, by and between

GRANTOR	GRANTEE
Christina M. Gourley and spouse, Dwayne S. Gourley	Charles Edward Maddry and Melissa DeAnn Maddry
Grantor Address: 1167 Charleston Drive 3442 SILOAM RD Winston-Salem, NC 27107 ARARAT, NC 27007	Property Address: 6390 Providence Church 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [☒] is or [] is not the primary residence of the Grantors.

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.

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

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Dwayne S. Gourley (SEAL)
Dwayne S. Gourley

STATE OF NORTH CAROLINA
COUNTY OF FOESYTH

I, the undersigned Notary Public, do hereby certify that Dwayne S. Gourley personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 28 day of JUNE, 2024.

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

David Cummings Notary Public
My commission expires: 07/28/2027

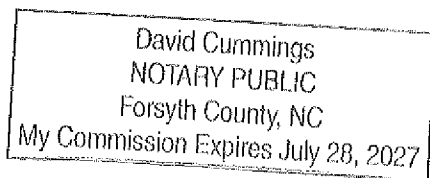
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Christina M. Gourley (SEAL)
Christina M. Gourley

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Christina M. Gourley personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 28 day of JUNE, 2024.



David Cummings Notary Public
My commission expires: 07/28/2027

Exhibit "A"**Property of Charles Edward Maddry and Melissa DeAnn Maddry
6390 Providence Church Road****Tract 1**

Beginning at an iron stake in A.H. Rideout's line 30 feet west from the center of his paved drive on Providence Church Road and runs along the west side of said Church Road, South 3 degrees 30' East 100 feet; thence South 74 degrees 45' West 225 feet; thence North 4 degrees 30' West 100 feet to Rideout's lie; thence along his line, North 74 degrees 45' East 225 feet to the Beginning-corner, said property is shown on the Forsyth County Tax Maps as Lot 17C, Block 5147. For further reference see Deed Book 791, Page 298 and Deed Book 1032, Page 353 of the Forsyth County Registry.

Tract 2

BEGINNING at a point marked by an iron located at the southeastern corner of the Leonard K. Byerly Property (see Deed Book 1409, Page 1473 of the Forsyth County Registry) thence from said : BEGINNING point South 02 deg. 57 min. 29 sec. East 20.21 feet to a point marked by an iron at the northeastern corner of David Trogden (see Deed Book 2034, Page 1568 of the Forsyth County Registry); thence South 73 deg. 46 min. 58 sec. West 242.00 feet to a point marked by an iron; thence North 63 deg. 07 min. 47 sec. West 67.23 feet to a point marked by an iron, passing through an iron at 60.24 feet; thence North 10 deg. 16 min. 59 sec. East 81.57 feet to a point marked by an iron; thence North 74 deg. 38 min. 05 sec. East 58.05 feet to a point marked by a nail placed at an existing bent rebar; thence South 04 deg. 38 min. 06 sec. East 100.07 feet to a point marked by an iron; thence North 73 deg. 52 min. 23 sec. East 221.38 feet back to the point and place of BEGINNING and containing 2688 acres more or less as per survey by David-J. O'Brien RLS 3651 on April 3, 2001.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.