

2024021417 00202

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED

06/28/2024 04:04:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3814

PG: 381 - 383

GENERAL WARRANTY DEED

Excise Tax: **\$460.00**

Tax Parcel ID No. 6807-69-2865.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, 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:

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

GRANTOR:

Loretta White, widow

whose mailing address is _____

(herein referred to collectively as **Grantor**) and

GRANTEE: Anna McConnell and Alexander McConnell, a wife and husband

whose mailing address is 4617 Shattalon Drive, Winston-Salem, NC 27106

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Guilford, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3472 Page 1452, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ Loretta White (SEAL)
Print/Type Name & Title: _____ Loretta White

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

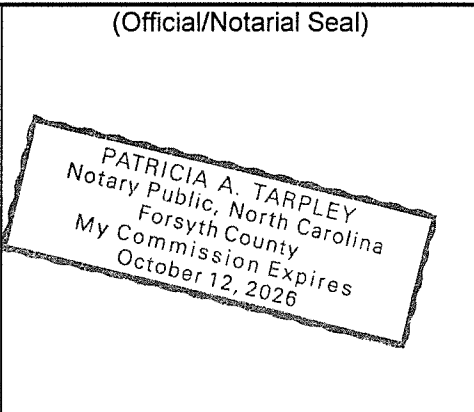
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Loretta White

_____ [insert name(s) of principal(s)].

Date: 6-28-24

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

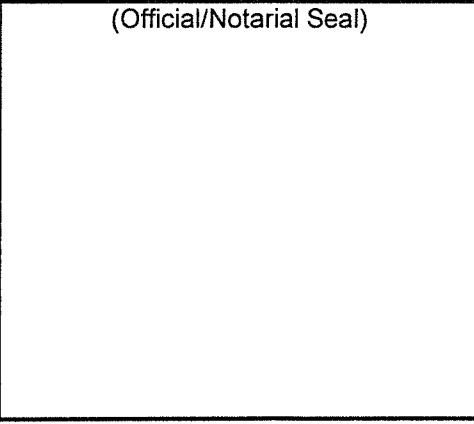


Exhibit A

“Beginning at an iron stake in the Northeast corner of the intersection of Thacker Street and Shattalon Drive (formerly known as Bethania-Clemmons Highway), the Southwest corner of Lot No. 8 in Block “C” as shown on the map to which reference is hereinafter made, thence a course running North 03° 10' East along the East right of way line of Shattalon Drive, a distance of 103.85 feet to an iron stake in the West line of Lot No. 7; thence a new course running South 86° 50' East a distance of 200.0 feet to an iron stake in the East line of Lot No. 7, a new corner in said Lot No. 7 in the West line of Lot No. 9; thence a course running South 03° 10' West, along the West line of Lot No. 9, a distance of 96.15 feet to a an iron stake in the North right of way line of Thacker Street, the Southeast corner of said Lot No. 8; thence a course running North 89° 03' West, along the North right of way line of said Thacker Street, a distance of 200.15 feet to an iron stake, the point and place of Beginning, containing 20,000 square feet.”

“Being known and designated as all of Lot No. 8 and the greater portion of Lot No. 7 in Block “C” as shown on the map of A. F. Yarbrough, Esquire, and recorded in Plat Book 4, page 72 in the Office of the Register of Deeds of Forsyth County, NC.”

See deed from Franklin E. Patton and wife, Mary R. Patton, to Tommie Y. Melson, recorded in Book 1797, Page 1043, Forsyth County Registry.