

2024021934 00111

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED

07/03/2024 01:51:57 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3814**PG: 3012 - 3014****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$70.00
Parcel ID:	5896-85-6911
Mail/Box to:	Macenzi Rose Richardson, 5044 Fleetwood Circle, Winston Salem, NC 27106
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds 0.703 acre more or less in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13 day of June, 20 24, by and between:

GRANTOR	GRANTEE
Timothy L. Whicker, a widower 4825 Talley Road Walkertown, NC 27051	Macenzi Rose Richardson, an unmarried woman 5044 Fleetwood Circle Winston Salem, NC 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

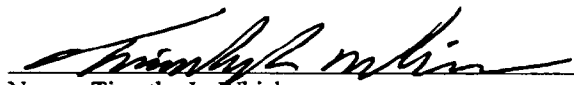
All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3509 Page 2180.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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 this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



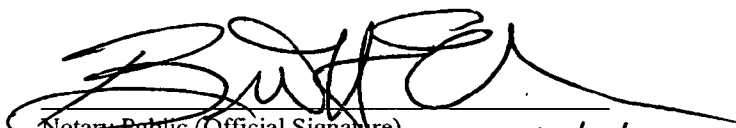
Name: Timothy L. Whicker

STATE OF North Carolina, COUNTY OF Forsyth

I, ~~Aspen Bare~~ Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 14th day of June, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Timothy L. Whicker

Affix Notary Seal/Stamp


Notary Public (Official Signature)
My commission expires: 4/10/27 10/3/27

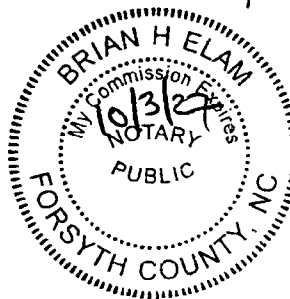


EXHIBIT "A"

Property Address: 5048 Fleetwood Circle, Winston-Salem, NC 27106
 Tax ID: 5896-85-6911 / Block 4635 Lot 018J

BEGINNING on an iron stake at the northeast corner of James D. Cline's 1.49 acre tract from H. w. Cline as described in the deed of 11/22/74 and registered in Forsyth County Deed Book 1137, page 1728; running thence with the said 1.49 acre tract the following two (2) courses and distances: South 14° 04' West 279.27 feet to a bolt; thence North 67° 09' West 115.63 feet to an iron stake, a new corner by said James D. Cline; thence, a new line by said dine, North 15° 21' 14" East 272.04 feet to a point in the north line of the said 1.49 acre tract, said point being the southern terminus of the centerline of a 15-foot access right of way; thence, with the north line of the said 1.49 acre tract, South 70° 28' East 101.13 feet to the place of BEGINNING, containing 0.703 acres, more or less, and being a parcel from the east side of James D. Cline's 1.49 acre tract.

Granted also herein is the right of ingress, egress and regress over and across a strip of land 12.5 feet in width, said strip being more particularly described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the the west line of said 0.703 acre tract, South 15° 21' 14" West 60.0 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point; thence North 15° 21' 14" East 60.91 feet to a point in the north line of James D. Cline's 1.49 acre tract; thence with said Cline, South 70° 28' East 12.53 feet to the place of BEGINNING.

SUBJECT TO the right of ingress, egress and regress over and across a strip of land described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the north line of James D. Cline's 1.49 acre tract, South 70° 28' East 12.53 feet to a point; thence South 15° 21' 14" West 59.09 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point in the West line of the said 0.703 acre tract; thence with said west line, North 15° 21' 14" East 60.0 feet to the place of BEGINNING, according to a survey drawn by Steve Lineback, R.L.S. L-1367 as reserved by Grantors in that deed recorded in Book 1717, Page 1367, Forsyth County Registry.