

**2024021997 00174**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**PRESENTED & RECORDED  
07/03/2024 04:57:11 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3814**  
**PG: 3394 - 3398****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$50.00

Parcel Identifier No. 6857-27-8793.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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: PD: 0.86+/- acres New Walkertown Rd

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

GRANTOR	GRANTEE
<p><b>Todd Lee Kilbourne and spouse, Cynthia Kilbourne</b></p> <p>Grantor Address: 15 Fieldstone Hattiesburg, MS 39402</p>	<p><b>Deepakkumar M. Patel (married)</b></p> <p>Property Address: 4385 New Walkertown Road Winston-Salem, NC 27105</p>

*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.

The subject property was acquired by Yvonna Swaim Kilbourne (widow) and Frances W. Swaim (widow) as Tenants in Common, on or about November 6, 1990 by instrument recorded in the office of the Forsyth Register of Deeds in Book 1704, at Page 979. Frances W. Swaim died on or about October 1, 1995 (reference Forsyth, NC Death Certificate Book 101, at Page 1658). Yvonne Swaim Kilbourne, was the

submitted electronically by "Orenstein 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.

intestate heir of Frances W. Swaim. Yvonne Swaim Kilbourne died on or about July 6, 2021 (reference Forsyth, NC Death Certificate Book 131, at Page 1290). Todd Lee Kilbourne is the intestate heirs of Yvonne Swaim Kilbourne.

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 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.

Todd Lee Kilbourne (SEAL)  
Todd Lee Kilbourne

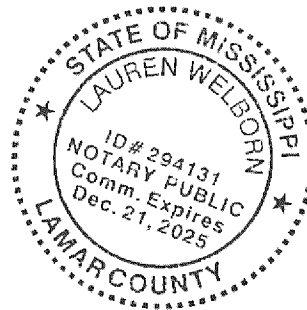
STATE OF MS  
COUNTY OF Lamar

I, the undersigned Notary Public, do hereby certify that Todd Lee Kilbourne 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.

Lauren Welborn  
Notary Public

My commission expires: 12/21/25



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

Cynthia Kilbourne (SEAL)  
Cynthia Kilbourne

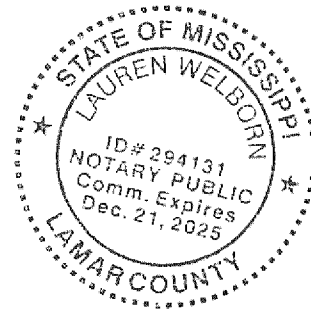
STATE OF MS  
COUNTY OF Lamar

I, the undersigned Notary Public, do hereby certify that Cynthia Kilbourne 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.

Lauren Welborn  
Notary Public

My commission expires: 12/21/2025



**Exhibit "A"**  
**Property of Deepakkumar M. Patel, a married man**  
**4385 New Walkertown Road**

BEGINNING at an iron stake on the southeast side of the (new) Walkertown/Winston -Salem Road, U.S. Highway No. 311, said stake being S. 45° 15' W. 65.0' from Bud Seivers most westerly corner, Running Thence on a new line S. 44° 15' E. 326.1' to an iron stake in the line of Bud Seivers land, Thence with the line of said Seivers S. 00° 19' W. 139.8' to an iron stake in said Seivers line Thence on a new line N. 44° 15' W. 424.0' to an iron stake on the southeast margin of the above mentioned Highway, Thence with the southeast margin of said Highway N. 45° 15' E., 100.0' to the place of BEGINNING, Containing 00.86 of an Acre.

The above Described lot being cut from a 12.25 Acre Tract allotted to J.M. Seivers, (the Grantor) in the Division of the J. W. Seivers Est. surveyed June 1945 by J. B. Fulp.

SAVE AND EXCEPT that tract of land conveyed to the Department of Transportation in Deed Book 3308, Page 2304 and further described as follows:

Point of beginning being N 84°28'32.0" E, 68.976 feet from -Y1- Sta. 46+00; thence to a point on a bearing of S 42°14'4.0" W, 145.733 feet; thence to a point on a bearing of S 47°21'29.0" E, 28.827 feet; thence to a point on a bearing of N 31°03'39.5" E, 148.757 feet; returning to the point and place of beginning.

The subject property is the same as that property described in Deed Book 1704, Page 979, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6857-27-8793.000 on the Forsyth County Tax Maps.