

2024022097 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$246.00

PRESENTED & RECORDED
 07/05/2024 02:56:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3814
PG: 3756 - 3759

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$246.00Parcel Identifier No. **6844563418000**

Mail/Box to: ~~Brady & Kosofsky, PA~~ Grantee
 13925 Ballantyne Corporate Place
 Suite 400
 Charlotte, NC 28277-2600

*This instrument was prepared by **Brady & Kosofsky, PA, 13925 Ballantyne Corporate Pl. Ste 400 Charlotte, NC 28277**, a duly licensed North Carolina and South Carolina law firm. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.*

File: 24202722ZBrief Description for Indexing: **LO:203 BL:173**

THIS DEED made this 5 day of July, 2024 by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><i>Timothy W. Wilson Jr., an unmarried person</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>159 Blazing Wood Road Winston Salem, NC 27107</i></p>	<p style="text-align: center;"><i>Judith Rankins and Kenneth Hontz, married to each other, tenants by the entirety</i></p> <p style="text-align: center;"><i>Property Address:</i> <i>1804 Waughtown Street, Winston Salem, NC 27107</i></p> <p style="text-align: center;"><i>Mailing Address:</i> <i>1804 Waughtown Street Winston Salem, NC 27107</i></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 the City of **Winston Salem, Forsyth County**, North Carolina and more particularly described as follows:

See Attached **Exhibit "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3679 Page 861 .

A map showing the above described property is recorded in Plat Book N/A .

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

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.

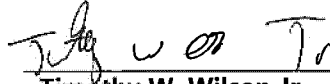
And the Grantor covenants with the Grantee, that Grantor is seized of the premise in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

Title Insurance Company: ~~Blueprint Title NC~~

[SIGNATURES TO FOLLOW]

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

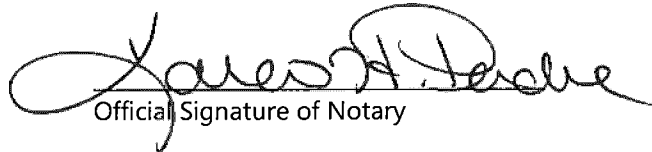
 _____ (SEAL)
Timothy W. Wilson Jr.

State of North Carolina
County of ~~Guilford~~ Forsyth

I certify that the following person(s) personally appeared before me this day and each acknowledging to me that he or she signed the foregoing document: **Timothy W. Wilson Jr.**

Date: 7-5-2024

(Official Seal)



Official Signature of Notary

Karen H. Perdue, Notary Public
My commission expires: 12/5/2027

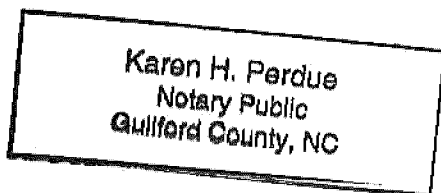


Exhibit "A"

BEGINNING at an iron stake in the South line of Waughtown Street, Fred A. Thornton's corner; and running thence with the South line of Waughtown Street Eastwardly 80 feet to an iron stake, Leights' corner; thence with the Leights line Southwardly 175 feet to an iron stake; thence Westwardly 103 feet to an iron stake; thence Northwardly 167 feet to an iron stake, the place of beginning. Less and Except that portion deeded to the City of Winston-Salem.

Being all that property described and conveyed in Deed recorded in Book 1141, Page 749, Forysth County Registry, and more commonly known as 1804 Waughtown Street, Winston-Salem, NC.

Property Address: 1804 Waughtown Street, Winston Salem, NC 27107

PIN #: 6844563418000