

**2024025470 00143**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$350.00**

PRESENTED &amp; RECORDED

07/31/2024 02:27:57 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3819****PG: 274 - 275****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax **\$350.00**Parcel Identifier No. **6853-49-4394** Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_Mail after recording to: **GRANTEE**

This instrument was prepared by: Law Firm Carolinas – Joseph W. Thompson, IV

Title Insurance Company: Boston National Title Agency, LLC

Brief Description for the index

LO011 BL2638

**THIS DEED made this 31st day of July 2024, by and between****GRANTOR**Tiffany-Marie Sorrell and Steven Sorrell, wife  
and husband

## MAILING ADDRESS:

3175 RIDGEWOOD ROAD  
WINSTON SALEM, NC 27107This is X is not \_\_\_\_\_ the Grantor's primary residence.**GRANTEE**

William Draper, unmarried man

## PROPERTY AND MAILING ADDRESS:

3175 RIDGEWOOD ROAD  
WINSTON SALEM, NC 27107

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, that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Beginning at a stone the Southwest corner of the tract of J.L. Hine corner; thence with his line N. 5 degrees W. 3.73 chains to an iron stake on the Southeast side of the Ridgewood Road; thence with the Southeast side of the road N. 53 degrees East 1.83 chains to an iron stake on the side of the road; thence a new line S. 25 1/2 degrees East 5.74 chains to an iron stake in Paul Hine line; thence with his line N. 87 degrees W. 3.48 chains to the Beginning; containing 1/1/4 (one and one-fourth acres) more or less.**

The property herein above described was acquired by Grantor by instrument recorded in Book 3682 at Page 117.

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 "Black, Slaughter & Black, PA"  
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 the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Lien of ad valorem real property taxes not yet due and payable, covenants, conditions, easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

  
Tiffany-Marie Sorrell

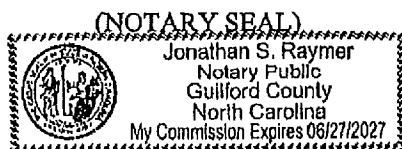
 AIF for Steven Sorrell  
Tiffany-Marie Sorrell, AIF for Steven Sorrell

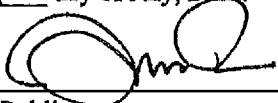
\*\*Power of Attorney appointing Tiffany-Marie Sorrell as Attorney-in-Fact for Steven Sorrell recorded 7/31/2024 in Book 3818 at Page 4129, Forsyth County, NC

STATE OF North Carolina, COUNTY OF Guilford

I, the undersigned Notary Public of the aforesaid State, County of Guilford, do hereby certify that Tiffany-Marie Sorrell and Tiffany-Marie Sorrell, AIF for Steven Sorrell came before me this day and acknowledged the execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 31 day of July, 2024.



  
Notary Public  
My Commission Expires: 06/27/2027