

**2024025475 00148**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$2350.00**

PRESENTED & RECORDED  
 07/31/2024 02:41:14 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3819**  
**PG: 310 - 312**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,350.00

Parcel Identifier No. 6815-88-7843.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024

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

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 108 Westview and part of Park and Playground

THIS DEED made this 31 day of July, 2024, by and between

GRANTOR	GRANTEE
<p><b>Richard M. Ivey and wife, Sophie R. Ivey</b></p> <p><b>Flat 79, Kings Tower 2 Bridgewater Av                      London SW62FZ</b></p>	<p><b>Christophe Blanc, married</b></p> <p><b><u>Property Address:</u> 2720 Forest Drive                      Winston-Salem, NC 27104</b></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 Grantor's interest in and to 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 Exhibit A attached hereto and incorporated herein by reference.

This property x is \_\_\_ is not the primary residence of one or more of the Grantors.

For back title, see Book 3655, Page 3007, Forsyth County Registry.


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

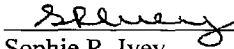
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

 (SEAL)  
Richard M. Ivey

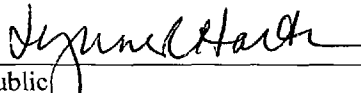
 (SEAL)  
Sophie R. Ivey

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State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard M. Ivey and Sophie R. Ivey.

Date: 7/31/2024

  
Notary Public  
**Lynne R. Holton**

Print Name \_\_\_\_\_

My commission expires: 2/5/2027

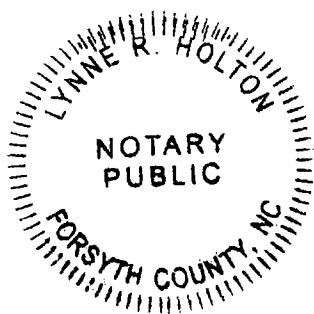


Exhibit A

Lying in Winston Township of Forsyth County, N.C. and commencing at a 1" existing iron found being located in the west right of way of North Westview Drive between Reynolds Drive and Forest Drive, being located approximately 210.97 feet from the intersection of the south right of way of Forest Drive and the west right of way of North Westview Drive, being located at the northeast corner of Block 1438, Tax Lot 201C (parcel number 6815-98-4746), being located at the southeast corner of Block 1438, Tax Lot 110A (parcel number 6815- 88-9798), and being the point and place of COMMENCEMENT;

Running thence North 68 degrees 18 minutes 21 seconds West for a distance of 396.13 feet to a 1" existing iron pipe at the northwest corner of property purchased by Grantor from the W.N. Reynolds Residuary Trust by instrument recorded in Book 2947, Page 3425 , also located at the southwest corner of property purchased by Grantor by instrument recorded in Book 1859 page 2987, said property being Lot 108 as described on a map entitled "A Revised Map of Westview, Winston-Salem, N.C. Section 1" made by J.E. Ellerbe, Civil Engineer, dated March 1923, and recorded in Plat Book 3, Page 55A, Forsyth County Registry (the "Westview Map"), point and place of BEGINNING;

Thence in a northeastern direction with the common line between lots 108 and 107 as described in the Westview Map for a distance of 200.00, the northwest corner of Lot 108; thence in a southeastern direction with the southern right of way margin of Forest Drive (designated as "Westview Drive (East)" on the Westview Map) for a distance of 110 feet, the northeast corner of Lot 108; thence in a southwestern direction with the common line between Lots 108 and 109 as described in the Westview Map for a distance of 200 feet to a ½" existing iron pipe, the southeast corner of Lot 108; thence South 18 degrees 43 minutes 09 seconds West for a distance of 92.75 feet to a ½" iron rod set; thence North 76 degrees 28 minutes 10 seconds West for a distance of 64.50 feet to a ½" iron rod set; thence North 76 degrees 28 minutes, 10 seconds West for a distance of 44.93 feet to a ½" iron rod set; thence North 18 degrees, 43 minutes, 19 seconds East for a distance of 108.92 feet to a 1" existing iron pipe at the point and place of Beginning.