

2024026142 00003

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
08/06/2024 08:11:00 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3819
PG: 4241 - 4243

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier Number: 6834955646

Property Address: 2306 Thomasville Road, Winston-Salem, NC 27107

This instrument was prepared by and return to: Jerry Rutledge, a licensed North Carolina attorney, no closing or title search performed by drafting attorney

Mail tax bills to Grantee at 3320 Silas Creek Parkway #FC9, Winston-Salem, NC 27103

Brief description for the Index: lot, Winston Township

THIS DEED made this 29th day of July, 2024, by and between

GRANTOR	GRANTEE
<p>JACKIE RANDALL SETTLE FKA Jackie Randall Parker and wife, JOIE L. SETTLE 4258 NC 8 Hwy S Walnut Cove, NC 27052</p>	<p>ZhengJia88 LLC A North Carolina Limited Liability Company 3320 Silas Creek Parkway #FC9 Winston-Salem, NC 27103</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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents doth grant, bargain, sell and convey unto the Grantees in fee simple, as set out above, all that certain lot or parcel of land situated City of Winston Salem, in Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in Winston Township, Forsyth County, North Carolina, and being described as follows: BEGINNING at an iron in the eastern right of way line of Burgundy Street (formerly Dean Street), said iron lying S 14 deg. 21' 26" W approximately 96.40 feet from an iron located at the southeast intersection of the right of way lines of Sprague Street and Burgundy Street; thence from said beginning point N 14 deg. 21' 26" E 62.40 feet to a point; thence S 73 deg. 16' 03" E 41.20 feet to a point; thence S 16 deg. 43' 57" W 4.00 feet to a point; thence S 73 deg. 16' 03" E 78.97 feet to a bolt in the western right of way line of Thomasville Road; thence running along said right of way S 19 deg. 45' 39" E 68.00 feet to a bolt in the North side of an alley; thence running along the north line of said alley N 74 deg. 27' 37" W 158.34 feet to the point and place of BEGINNING, as shown on survey dated May 8, 1987, by Daniel W. Donathan, R.L.S. of United Limited entitled "Property of Jackie Randall Parker", and also being known and designated as Lot 116B, Block 744, as shown on the Forsyth County Tax Maps.

For back deed reference see instrument recorded in Book 1608, Page 1866, Forsyth County Registry.

As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as set out above.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.

SIGNATURES OF GRANTORS ON FOLLOWING PAGE

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

Jackie Randall Settle (SEAL)
Jackie Randall Settle

Joie L. Settle (SEAL)
Joie L. Settle

State of North Carolina

County of Stokes

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 herein and, in the capacity, indicated:

Jackie Randall Settle and Joie L. Settle

Date: 07/31/2024

Yvonne M Rutledge
Signature of Notary Public

My Commission Expires: 06/18/2028
(affix notary seal below)

Yvonne M Rutledge
printed or typed name of notary public

