

2024026379 00087

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$812.00

PRESENTED & RECORDED
08/07/2024 01:21:54 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3820

PG: 1117 - 1118

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$812.00
Parcel ID:	5897-97-8463
Mail Tax Bill to:	4510 Yadkinville Road, Winston Salem, NC 27106
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24207 Campbell
Brief description for the index:	.62 AC, 4510 Yadkinville Road

This instrument prepared by: T. Lawson Newton, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 3rd day of August, 2024, by and between:

GRANTOR	GRANTEE
Daryl Gomersall and spouse, Mary Jane Gomersall 269 Crooked Creek Buda, TX 78610	Shannon Campbell 4510 Yadkinville Road Winston Salem, NC 27106

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at an iron stake the northeast corner of the Charlie Martin Property at the south right of way line of Old U.S. Highway No. 421, which iron stake being North 82 degrees 35' East and 350.0 feet Northeastwardly of the intersecting right of way lines of Spicewood Drive and said Old U.S. Highway No. 421; running thence North 82 degrees 35' East with said Old U.S. Highway 135.0 feet to an iron stake, a new corner by S. C. Stimpson; thence the following two new lines with said Stimpson viz. South 2 degrees 35' West 200.0 feet to an iron stake a new corner, and South 82 degrees 35' West 135.0 feet to an iron stake, the Northeast corner of Ray F. Cornelius 3.25 acre tract and Southeast corner of the Charlie Martin property; thence with the East line of said Martin property, North 2 degrees 35' East 200.0 feet to the point of beginning; Containing 0.62 of an acre more or less; and being from a tract deeded to Sallie C. Stimpson by P. H. Stimpson and wife, Rosa V. Stimpson, June 4, 1925, and recorded in Book 308, Page 68, Office of Forsyth, County Registry; and being the identical property as described in Book 1164 at Page 1635, Forsyth County Registry.

submitted electronically by "McAngus Goudelock & Courie, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

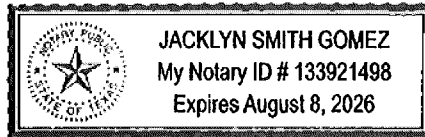
All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3751 Page 1756.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

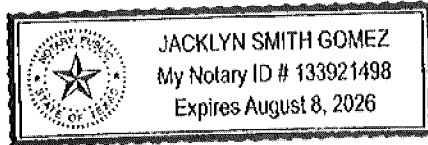
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Daryl Gomersall (SEAL)
Name: Daryl Gomersall

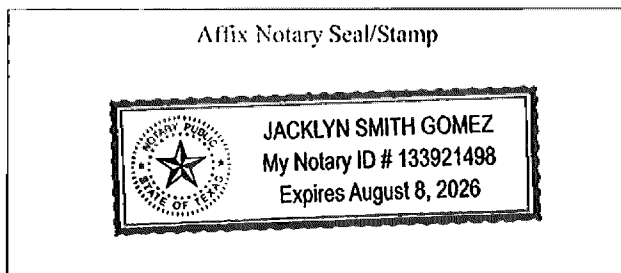


Mary Jane Gomersall (SEAL)
Name: Mary Jane Gomersall



STATE OF Texas, COUNTY OF Travis

I, Jacklyn Smith, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 3 day of August, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Daryl Gomersall and Mary Jane Gomersall



Jacklyn Smith
Notary Public (Official Signature)
My commission expires 08-08-2026