

2024026514 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 08/08/2024 11:54:48 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3820
PG: 1869 - 1871

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identification No. 6833-26-9596.000

Title Insurance Company: Meridian Title Company

Mail/Box to: RS Rental III-B, LLC, a Delaware Limited Liability Company, 199 Lafayette Street, 7th Floor, New York, NY 10012

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT NO. 21, LONGWORTH PLACE

THIS DEED made this 7 day of August, 2024 by and between

GRANTOR	GRANTEE
<p>Madrey Lynn Clay and Richard Barkley, wife and husband</p> <p><i>Mailing Address:</i> 6001 Stardust Trail Chattanooga, TN 37343</p>	<p>RS Rental III-B, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 199 Lafayette Street 7th Floor New York, NY 10012</p> <p><i>Property Address:</i> 3775 Konnoak Dr Winston Salem, NC 27127</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 or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Hankin & Pack, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Tract

One:

Beginning at an iron stake in the East line of Konnoak Drive, the Southwest corner of property now or formerly belonging to Ralph and Dorfice McBride; running thence with the South line of said McBride Property, South 83 ° 52' East 93 .4 feet to an iron stake, the Southeast corner of said McBride Property, said iron stake being a comer of Kenneth G. Whicker Property; thence with the North line of the said Whicker Property North 89° 27' West 91.1 feet to an iron stake in the East line of Konnoak Drive; thence with the East line of Konnoak Drive North 3° 48' West 14.7 feet to the place of beginning.

Being known and designated as a portion of Lot No. 21 on the Map of Longworth Place, recorded in Plat Book 2, at Page 85, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Also, being known as Lot 21E of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and bring the same property conveyed by Kenneth M. Watson and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 458 of the Forsyth County Registry.

Tract

Two:

Beginning at an iron stake on the Eastern side of Konnoak Drive (formerly Old Lexington Road), said stake being at the Northwest corner of Lot No. 22 on the hereinafter mentioned map, and running thence with the North line of said Lot No. 22 South 85° East 100.8 feet to an iron stake in said line, a new corner, thence on a new line South 1° 40' West 161.7 feet to an iron stake, a new corner, thence on another new line North 79° 25' West 93.4 feet to an iron stake on the East side of Konnoak Drive; thence with the East side of Konnoak Drive North 1° 20' West 153.1 feet to an iron stake, the place of beginning. The same being a part of Lots Nos. 21 and 22, on the Map of The Longworth Place, as recorded in Plat Book 2, at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 626 at Page 287.

Also, being known as Lot 511 of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth Watson trading as Watson Construction Company and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 457 of the Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3709 Page 3955.

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


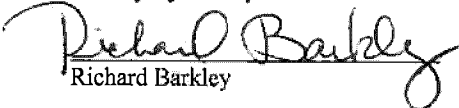
A map showing the above described property is recorded in Plat Book 2, Page 85.

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:

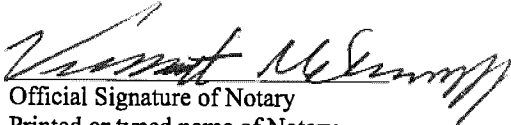
- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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


 Madrey Lynn Clay

 Richard Barkley

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Vincent McKinney, Notary Public, do hereby certify that Madrey Lynn Clay and Richard Barkley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 7 day of August, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/24/2026

