

2024026816 00044FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1480.00

PRESENTED & RECORDED

08/12/2024 11:09:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3820**PG: 3817 - 3819****NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1480.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6835-33-0348

Mail after recording to: 517 South Main Street, Winston Salem, NC 27101

This instrument was prepared by: Stephen C. Holton, 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.

Preparer's Address: 115 W Center Street, Lexington, NC 27292

THIS DEED made this 8th day of August, 2024, by and between

GRANTOR**Stephen L. Robertson and wife, Jean P. Robertson
115 North Field Drive, Bermuda Run, NC 27006**

GRANTEE**Kathleen H. Robbins, Married
PO Box 1214, Tryon, NC 28782**

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, parcel of land or condominium unit situated in the Old Salem section of Winston Salem, County of Forsyth, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3308, Page 2573, Forsyth County Registry.

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

A map showing the above described property is recorded in Plat Book 64, Page 60, and referenced within this instrument.

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

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:

This property is conveyed subject to all existing liens and encumbrances, unpaid taxes and assessments, if any, Restrictive Covenants of record and all easements and rights-of-way of record, including without limitation all easements and rights-of-way for public utilities and public roadways existing of record or located upon the premises, and applicable City and County Planning and Zoning Ordinances and Subdivision Regulations.

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

Stephen L. Robertson (SEAL)
Stephen L. Robertson

Jean P. Robertson (SEAL)
Jean P. Robertson

STATE OF NORTH CAROLINA, Davidson COUNTY

I, the undersigned Notary Public of the County of Davidson and State aforesaid, 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: Stephen L. Robertson and wife, Jean P. Robertson.

Witness my hand and official stamp or seal, this the 8th day of August, 2024.

My Commission Expires: 11/11/2026

Sherry S. O'Neill (SEAL)
Notary Public

Print Notary Name: Sherry S. O'Neill

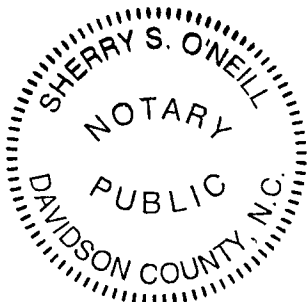


EXHIBIT A

BEING KNOWN and designated as Tract 1 as set forth on a Survey for Old Salem Inc., recorded in Plat Book 64, Page 60, Forsyth County Registry (the "Plat"), to which reference is hereby made for a more particular description.

TOGETHER WITH a non-exclusive easement of ingress and egress across the existing stone and asphalt driveway located on Tract 2 (as shown on the Plat) (the "Existing Access Driveway") running eastward from S. Main Street along the southern line of Tract I described herein as shown on the Plat, with the easement extending along the entire southern line of Tract 1 and for the approximate width of the Existing Access Driveway.

TOGETHER FURTHER WITH a non-exclusive easement (i) for the parking of two (2) passenger motor vehicles within the Existing Access Driveway, and (ii) for ingress and egress as a turnaround area for vehicular traffic over and across that portion of the above referenced Tract 2 identified on the Plat as "ASPHALT" located adjacent to the Existing Access Driveway and behind that portion of Tract 2 identified on the Plat as "ONE STORY CONCRETE AND FRAME BUILDING."

SUBJECT TO the obligation of the Grantor herein to maintain the Existing Access Driveway as an open driveway for the easements granted herein.

SUBJECT TO the Release and Waiver of Option to Purchase and Right of First of Refusal (Deed Book 3308, Page 2573) as recorded in Book 3820, Page 3398, Forsyth County, North Carolina.

FOR BACK TTILE, see Bk 3243, Pg. 2488; Bk 3243, Pg. 2485; and Bk 2197, Pg. 467; Forsyth County Registry. See also Tax Block 0565, Lot 201, located in Winston Township, Forsyth County, North Carolina.

Property Address: 517 S. Main Street, Winston Salem, NC 27101