

2024026865 00093FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED

08/12/2024 02:01:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3820**PG: 4271 - 4273****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No.: 6808-51-7859.00

Mail/Box to: Lindsay Nicole Watson and Charles W. Shaffer, 3921 Gracemont Drive, Winston Salem, NC
27106*This instrument was prepared by: David T. Kasper, 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.*

Brief description for the index: 3921 Gracemont Drive

THIS DEED made this 12th day of August, 20 24, by and between:

GRANTOR	GRANTEE
Kimberly T. Grice and husband, John A. Grice	Lindsay Nicole Watson and Charles W. Shaffer, Joint Tenants
Forwarding address: 5748 Cotswold Court Pfafftown, NC 27040	Buyer mailing address: 3921 Gracemont Drive Winston Salem, NC 27106

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 Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

The property herein conveyed includes the primary residence of a Grantor.

For back title see Deed Book 3565, Page 3905, Forsyth County Registry.

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 of record, and ad valorem taxes for 2024 and subsequent years.

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

Kimberly T. Grice
Kimberly T. Grice

John A. Grice
John A. Grice

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Kimberly T. Grice and John A. Grice personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 12th day of August, 2024.

Melanie J. Snow

Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

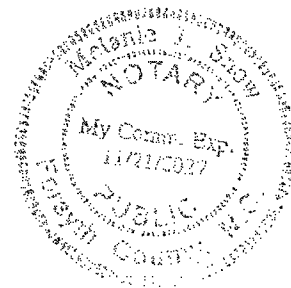


EXHIBIT A

BEGINNING at a point in the North right of way line of Gracemont Drive, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinback Property (Plat Book 18, Page 155, Forsyth County Registry); North 86 degrees 15 minutes 44 seconds West 111.20 feet, North 86 degrees 37 minutes 40 seconds West 99.80 feet, and South 02 degrees 32 minutes 41 seconds West 264.78 feet; thence from said BEGINNING point, North 86 degrees 10 minutes 00 seconds West 65.01 feet to an iron placed; thence North 03 degrees 48 minutes 00 second East 139.84 feet to an iron placed; thence South 86 degrees 11 minutes 40 seconds East 64.97feet to an iron pipe found; thence South 03 degrees 47 minutes 00 seconds West 139.88 feet to the point and place of BEGINNING, containing 9089 square feet, all in accordance with a survey by William Franklin Tatum, RMS, dated February 5, 2004, Job No. S-4015.