

2024027830 00121

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3350.00

PRESENTED & RECORDED
08/19/2024 04:12:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3822
PG: 551 - 553

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,350.00

Tax Parcel Identification Number: 6825-18-5313.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 2400 Reynolds Drive, Winston Salem, NC 27104

Property Address: 2400 Reynolds Drive, Winston Salem, NC 27104

Brief description for the Index:

THIS DEED made this 12th day of August, 2024 by and between

GRANTOR	GRANTEE
Timothy Charles Allen Maxwell (single)	Zahid Junagadhwalla and spouse, Gabriela Velazquez-Ramirez
5026 Vernet Lane Charlotte, NC 28210	2400 Reynolds Drive Winston Salem, NC 27104

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 situated in the County of Forsyth, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 3599 at Page 1187, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2024 property taxes.

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

Timothy Charles Allen Maxwell (SEAL)
Timothy Charles Allen Maxwell
Maxwell

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jamie B. Brown, a Notary Public of the County of Davidson and State of North Carolina, certify that Timothy Charles Allen Maxwell, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this ^{13th} ~~12th~~ day of August, 2024.

Jamie B. Brown
Notary Public
Printed Name: Jamie B. Brown
My Commission Expires: 11/20/2024

Jamie B Brown
Notary Public-North Carolina
Davidson County
My Commission Expires 11/20/2024

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING AT AN IRON IN THE SOUTH RIGHT OF WAY LINE OF REYNOLDS ROAD, SAID IRON LYING SOUTH 88° 25' 11" EAST 22.05 FEET FROM AN IRON IN THE NORTHEAST CORNER OF LOT 1 WEST HIGHLANDS SECTION NO. 3 AS RECORDED IN PLAT BOOK 7, PAGE 84, FORSYTH REGISTRY; THENCE FROM SAID BEGINNING IRON WITH THE RIGHT OF WAY FOR REYNOLDS ROAD SOUTH 88° 13' 18" EAST 207.58 FEET TO A POINT, SAID POINT LYING SOUTH 57° 43' 30" EAST 89.69 FEET FROM A HYDRANT; THENCE CONTINUING FROM SAID POINT WITH THE REYNOLDS ROAD RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 108.17 FEET AND A RADIUS OF 85.90 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42° 02' 21" EAST 101.16 FEET TO AN IRON; THENCE CONTINUING WITH THE REYNOLDS ROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 97.00 FEET AND A RADIUS OF 764.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 02° 01' 10" EAST 96.93 FEET TO AN IRON IN THE NORTHEAST CORNER OF LOT 1 STRATFORD PLACE AS RECORDED IN PLAT BOOK 7, PAGE 20, FORSYTH REGISTRY; THENCE PROCEEDING WITH THE NORTH LINE OF LOT 1 STRATFORD PLACE NORTH 87° 55' 37" WEST 286.11 FEET TO AN IRON; THENCE LEAVING THE LOT 1 STRATFORD PLACE LINE AND PROCEEDING NORTH 14° 29' 05" EAST 59.58 FEET TO AN IRON; THENCE NORTH 03° 56' 53" WEST 110.67 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING, CONSISTING OF 1.03368 ACRES+/- AND LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, ALL ACCORDING TO AN UNRECORDED PLAT OF SURVEY FOR TIMOTHY MAXWELL BY THOMAS A. RICCIO, PLS DATED 03/24/2021