

2024028499 00143FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$360.00PRESENTED & RECORDED
08/23/2024 02:54:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3822

PG: 4441 - 4443

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|--|
| Excise Tax: | \$360.00 |
| Parcel ID: | 6807-68-5797 |
| Mail/Box to: | Hallcom Worldwide LLC a NC LLC, 2780 Pfafftown Forest Drive, Winston Salem, NC 27106 |
| Prepared by: | Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104 |
| Brief description for the index: | metes & bounds of 0.692 of an acre Old Town Township |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 23rd day of August, 2024, by and between:

| GRANTOR | GRANTEE |
|--|--|
| Christie Day Jones, a widow 7805 McGee Road Rural Hall, NC 27045 | Hallcom Worldwide LLC a NC LLC 2780 Pfafftown Forest Drive Winston Salem, NC 27106 |

Property Address: 4536 Oakwood Circle

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, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3591 Page 3415.

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

A map showing the Property is recorded in Book _____ Page _____.

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:

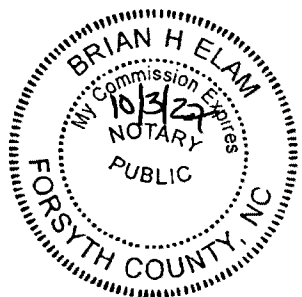
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Christie Day Jones
Name: Christie Day Jones

STATE OF NC, COUNTY OF FORSYTH

I, Brian H Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23rd day of August, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Christie Day Jones

Affix Notary Seal/Stamp



[Handwritten Signature]

Notary Public (Official Signature)
My commission expires: October 3, 2027

EXHIBIT "A"

Property Address: 4536 Oakwood Circle, Winston-Salem, NC 27106
Tax ID: 6807-68-5797 / Block 3488 Lot 035B

LYING AND BEING in Old Town Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the western right-of-way line of Oakwood Circle, the northeast corner of the property of Lee Thompson Reavis, now or formerly (Book 1629, page 4120, Forsyth County Registry; Tax Lot 37A of Tax Block 3488, Forsyth County Tax Records); running thence from said iron, North 86 deg. 38 min. 20 sec. West 300.72 feet to an existing iron pipe, the southeast corner of the property of First Church of Nazarine (Book 1167, Page 650, Forsyth County Registry; Tax Lot 35A of Tax Block 3488, Forsyth County Tax Records); running thence with the eastern line of said First Church of Nazarine, North 03 deg. 24 min. 45 sec. East 100.31 feet to an existing iron pipe, the southwest corner of the property of Justinian S. Pascu, now or formerly (Book 1837, Page 1343, Forsyth County Registry; Tax Lot 13T, of Tax Block 3488, of Forsyth County Tax Records); running thence with the southern line of said Pascu, South 86 deg. 34 min. 26 sec. East 301.06 feet to a power pole located in the western tight-of-way line of Oakwood Circle; running with said tight-of-way South 03 deg. 36 min. 44 sec. West 99.97 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.692 acres, more or less. Being Tax Lot 35B of Tax Block 3488 Forsyth County Tax records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc., dated 7/19195; Job No. 8223-i and entitled "Map for David A. Adams".