

2024028936 00053FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$239.00PRESENTED & RECORDED
08/28/2024 10:41:44 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3823****PG: 2585 - 2586****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$239.00
Parcel ID:	6817-55-7512
Mail Tax Bill to:	3231 Valley Road, Winston-Salem, NC 27106
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24208Wald
Brief description for the index:	Lot p/o Lot 24, Blk , Hodgin Park Subdivision

This instrument prepared by: T. Lawson Newton, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 26 day of August, 20 24, by and between:

GRANTOR	GRANTEE
Charles L. Farrington, Jr., a widower 210 Oak Avenue Kannapolis, NC 28081	Jeffrey A. Wald 4406 Old Town Drive Winston Salem, NC 27106

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"):

BEGINNING at a point on the west side of Old town Drive, the southeast corner of Lot No. 26; running thence along the west side of said road, South 6 Degrees 30 Minutes West 50 feet to a point; said point being 50 feet North of the north side of Ingle Street thence North 88 Degrees 7 minutes West 296.40 feet to a point; thence North 5 Degrees 45 Minutes East 50.35 feet to the southwest corner of Lot No. 26; thence along the south line of Lot No. 26, South 88 Degrees East 298.3 feet to the place of BEGINNING, being the northern part of Lot No. 24 as shown on the Map of HODGIN PARK recorded in Plat Book 4, Page 30 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3016 Page 1864-1866.

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 Plat Book 4 Page 30.

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

Charles L. Farrington, Jr. (SEAL)

CHARLES L. FARRINGTON, JR. by and through his Attorney In Fact, Charles Lee Farrington, III

STATE OF NORTH ALABAMA – COUNTY OF FORSYTH

I, Brittany Sloop, a Notary Public of the County of Rowan and State of North Carolina, do hereby certify that Charles Lee Farrington, III, Attorney in Fact for Charles L. Farrington, Jr. personally appeared before me this day, and, being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of Charles Lee Farrington, Jr., and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 3823, Page 2349, and that this instrument was executed under and by the virtue of the authority given by said instrument, granting his/her Power of Attorney; and that the said Charles Lee Farrington, III acknowledged the due execution of the foregoing on behalf of the said Charles L. Farrington, Jr..

This the 26th day of August, 2024.

Brittany Sloop
Notary Public Signature

Notary Public Printed Name: Brittany Sloop

My Commission Expires: 5-17-2025

