

2024029933 00137

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
09/04/2024 04:31:13 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3824
PG: 3502 - 3503

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Block 2291, Lot 112D
PIN 6824-47-2298

Grantor Address: 1409 Irving Street
Winston-Salem, NC 27103

Grantee's Address: 1310 Fenimore Street
Winston-Salem, NC 27103

This instrument was prepared by: R. Brandt Deal-Box 9
Brief Description for the Index: .4818 acres +/-, Irving Street

This Deed made this 4 day of September, 2024, by and between

GRANTOR: John Charles Thrift, unmarried

GRANTEE: Jonathan Gregory and wife, Sarah Maxey

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 Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron located at the northeast corner Lot S on the map of the property of Theo E. Ebert et al., as recorded in Plat Book 10, Page 77, in the Office of the Register of Deeds Forsyth County, North Carolina, said iron also being in the western line of Fenimore Street (Not Open); thence from said beginning point with the western right-of-way line of Fenimore Street and the eastern boundary of said Lot S, South 03° 46' 05" West 120.01 feet to an existing iron at the southeast corner of said Lot S; thence with the southern line of Lot S, North 86° 12' 17" West 175.14 feet to an iron, the southwest corner of the subject property; thence North 03° 55' 21" East 119.88 feet to an iron located in the northern line of said Lot S; thence with the northern line of Lot S the following two courses and distances, namely, South 86° 05' 22" East 38.51 feet to an iron, the southwest corner of the property of Sarah Julian Maxey and Jonathan Charles Gregory as recorded in Book 3791 at Page 3561 (Tax PIN 6824-47-6285); thence with Maxey and Gregory's south line, South 86° 15' 04" East 136.31 feet to an iron, the point and place of BEGINNING, containing .4818 acres, more or less, all according to a survey by Eric Paul Morgan, dated July 30, 2024.

Submitted electronically by "Hatfield, Mountcastle, Deal, VanZandt & Mann, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above property is the eastern portion of Lot S as originally conveyed to Charles F. Thrift and wife, Edythe C. Thrift, as recorded in Deed Book 646 at Page 406, Forsyth County Registry as informally known as Tax PIN 6824-47-2298.


All or a portion of the property herein conveyed 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 Grantees in fee simple.

And the Grantors covenant with the Grantees, the 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 and restrictions of record, if any and 2024 ad valorem taxes.

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


 (Seal)
John Charles Thrift

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R. Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that John Charles Thrift personally came before me this day and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 4 day of September, 2024




Notary Public
My Commission Expires: _____