

2024030007 00059

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$578.00

PRESENTED & RECORDED
09/05/2024 11:47:28 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3824
PG: 3969 - 3971

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$578.00

Tax Parcel Identification Number: 6825-40-6503.000

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

Mail Tax Bill to Grantee: 853 Fenimore Street, Winston Salem, NC 27103

Property Address: 853 Fenimore Street, Winston Salem, NC 27103

Brief description for the Index: Lot 5, Block B, J.H. Nading Estate

THIS DEED made this 4th day of September, 2024 by and between

GRANTOR	GRANTEE
James S. Churchill and spouse, Gokuladevi Sayampu 7604 Hawkins Ridge Drive Stokesdale, NC 27357	Emily Allen (single) 853 Fenimore Street Winston Salem, NC 27103

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:

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

Submitted electronically by "Craig 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 back title reference see Deed Book 3084 at Page 3942, 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.

JS Churchill (SEAL) SB (SEAL)
James S. Churchill Gokuladevi Sayampu

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 James S. Churchill and spouse, Gokuladevi Sayampu, 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 4th day of September, 2024.

Jamie B Brown
Notary Public
Printed Name: Jamie B. Brown
My Commission Expires: 11/20/2028

Jamie B Brown
Notary Public-North Carolina
Davidson County
My Commission Expires 11/20/28

EXHIBIT A

Beginning at an existing iron pin located at the northwestern corner of the tract herein described; thence **FROM THE POINT AND PLACE OF BEGINNING** South 86° 32' 42" East 156.05 feet to an existing iron pin, said existing iron pin being located at the northeastern corner of the herein described tract; THENCE proceeding South 03° 04' 53" West 66.92 feet to an existing rebar located at the southwestern corner of the tract herein described, being a shared corner of property now or formerly owned by Anna A. M. Brodsky (Deed Book 3801, Page 710, Forsyth County Registry); THENCE proceeding in the shared line of the property now or formerly owned by Anna A. M. Brodsky (Deed Book 3801, Page 710, Forsyth County Registry) North 87° 03' 49" West 161.93 feet to an existing iron pin; THENCE from said existing iron pin, proceeding North 08° 00' 00" East 68.60 feet **BACK TO THE POINT AND PLACE OF BEGINNING**, containing a total of 0.24688 acres, more or less, as shown on a survey entitled, "Survey Prepared for James S. Churchill and Gokuladevi Sayampu" as surveyed by Thomas A. Riccio, P.L.S., of Thomas A. Riccio & Associates, Job Number 24336, dated August 26, 2024.

The above-described property is also **KNOWN AND DESIGNATED** as all of Lot 5 and a portion of Lot 6 of Block B, as shown on the Plat entitled, "Map of Property of J.H. Nading Est.", said plat being duly recorded in Plat Book 8, Page 193, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3084, PAGE 3942, FORSYTH COUNTY REGISTRY.