

2024030997 00127

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1200.00

PRESENTED & RECORDED
09/12/2024 03:44:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3826

PG: 37 - 39

NORTH CAROLINA)
)
FORSYTH COUNTY)

GENERAL WARRANTY DEED

*Drafted by: Thomas T. Crumpler, Esq.
NO TITLE SEARCH REQUESTED
OR PERFORMED*

Return to: Grantee

Excise Tax: \$1,200.00
Property Address: 3239 Valley Road, Winston-Salem, NC
Tax Parcel Number: 6817-36-0242.000

THIS GENERAL WARRANTY DEED is made as of the 19th day of August, 2024 by and between:

MARION PEBBLES, III, Unmarried ("Grantor")
having an address of 3239 Valley Road, Winston-Salem, NC 27106

and

DAVID WIND and spouse, RACHELLE WIND ("Grantees")
having an address of 3239 Valley Road, Winston-Salem, NC 27106

WITNESSETH:

The Grantor has and by these presents does grant, bargain, sell, transfer, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property herein conveyed (xx) does () does not include the primary residence of the Grantor.

This instrument prepared by: Thomas T. Crumpler, 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.

ASLCH: 564989

The property hereinabove described is the same property described in Book 3277, Page 3134, Forsyth County Registry.

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 Grantor hereby warrants that Grantor is seized of the property described herein in fee simple and has the right to convey the same in fee simple; that title is marketable and is free and clear of encumbrances, other than as set forth herein; and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever, except and subject to easements, rights of way, and restrictions of record, if any, and 2024 ad valorem taxes.

IN WITNESS WHEREOF, Grantor has executed, or caused this instrument to be executed under seal, effective as of the day and year first above written.

Marion Peebles, III (SEAL)
Marion Peebles, III

STATE OF NC
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Marion Peebles, III.

Date: 8-19-24

Alice A. Sherman Notary Public
ALICE A SHERMAN Printed Name

My commission expires: 5-10-28

[Insert notary seal above]

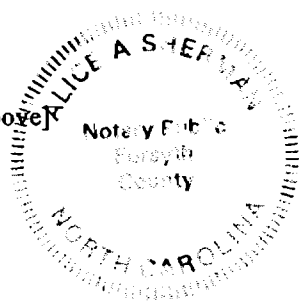


Exhibit A

Legal Description

THE FOLLOWING LAND LYING IN WINSTON-SALEM, FORSYTH COUNTY, STATE OF NORTH CAROLINA, AND BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE NORTHERN RIGHT OF WAY LINE OF VALLEY ROAD (ALSO KNOWN NOW OR FORMERLY AS VALLEY VIEW ROAD AND OLD U.S. HIGHWAY 421), SAID POINT BEING LOCATED AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO HERVEY D. MARTIN AND HUSBAND STEVE A. MARTIN AS RECORDED IN BOOK 1291, PAGE 1228, FORSYTH COUNTY REGISTRY (AS ALSO DESCRIBED IN BOOK 1305, PAGE 168) AND RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 1 DEGREE 25 MINUTES 00 SECONDS EAST 80.3 FEET TO A POINT; THENCE NORTH 00 DEGREES 30 MINUTES WEST 599 FEET TO A POINT MARKED BY AN IRON AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO MINRO CORPORATION AS DESCRIBED IN BOOK 1191, PAGE 1740, FORSYTH COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF MINRO CORPORATION, SOUTH 50 DEGREES 22 MINUTES EAST 390.3 FEET TO A POINT AT THE SOUTHEAST CORNER OF MINRO CORPORATION AS DESCRIBED ABOVE; THENCE SOUTH 5 DEGREES 15 MINUTES EAST 417.2 FEET TO AN IRON LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF VALLEY ROAD; THENCE RUNNING WITH THE NORTHERN RIGHT OF WAY LINE OF VALLEY ROAD, ON A SLIGHT CURVE TO THE LEFT, A CHORD COURSE AND DISTANCE OF SOUTH 88 DEGREES 17 MINUTES WEST 123.4 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT OF WAY, SOUTH 86 DEGREES 18 MINUTES WEST 223.5 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4.05 ACRES, MORE OR LESS. THE HEREINABOVE DESCRIBED PROPERTY IS ALL OF THAT PROPERTY CONVEYED TO ROBERT W. NEWSOM AND HATTIE A. NEWSOM BY ALLIE GOOCH REID AND D. S. REID IN DEED BOOK 387, PAGE 269, SAVE AND EXCEPT THAT PROPERTY CONVEYED TO C. A. SLATE AND J. O. SLATE BY ROBERT W. NEWSOM AND HATTIE A. NEWSOM AS RECORDED IN BOOK 817, PAGE 97, FORSYTH COUNTY REGISTRY.