

**2024031355 00133**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1550.00**

PRESENTED & RECORDED

09/16/2024 03:52:55 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3826**

**PG: 2068 - 2070**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,550.00

Parcel Identifier No. 6816-74-7050.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Tracts Buena Vista Road

THIS DEED made this 13<sup>th</sup> day of September, 2024, by and between

GRANTOR	GRANTEE
<b>Thomas Lynn Ogburn, Jr. and wife, Anita Hauser Ogburn</b>	<b>Andrea R. Eastman-Mullins and spouse, Robert Eastman-Mullins</b>
<b>1244 Arbor Road #450 Winston-Salem, NC 27104</b>	<b><u>Property Address:</u> 3521 Buena Vista Road Winston-Salem, NC 27106</b>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property  is  is not the primary residence of one or more of the Grantors.

For back title, see Book 1151, Page 1379, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Thomas Lynn Ogburn Jr (SEAL)  
Thomas Lynn Ogburn, Jr.

Anita Hauser Ogburn (SEAL)  
Anita Hauser Ogburn

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas Lynn Ogburn, Jr. and Anita Hauser Ogburn.

Date: September 13, 2024

Salem Kirkman  
Notary Public

Salem Kirkman  
Print Name

My commission expires: 08/15/2028



Exhibit ATract No. 1:

Being known and designated as Lot Nos. 1 and 2, Block I, as shown on the Map of Englewood, same being of record in Plat Book 3 at page 56A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is made for a more particular description.

Tract No. 2:

Beginning at an iron stake, said iron stake being the northwest corner of William C. Myers (See Deed Book 1019 at page 375) and running thence northwestwardly 44 feet, more or less, to an iron stake, the southwest corner of Lot No. 1, Block I, as set out upon the hereinafter referred to plat and running thence eastwardly along the former northern right of way line of Sunnybrook Avenue 164 feet to an iron stake, the southeast corner of Lot No. 1, Block I; thence southwardly 40 feet, more or less, to an iron stake, the northeast corner of William C. Myers; thence westwardly along the line of William C. Myers 146 feet, more or less, to the point and place of beginning, same being the major portion of Sunnybrook Avenue which has been formally closed and removed from dedication and being further known as Tax Lot 201, Tax Block 1485, as set out upon the tax maps in the Office of the Forsyth County Tax Supervisor, said Sunnybrook Avenue being set out upon the Map of Englewood, recorded in Plat Book 3 at page 56A in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract No. 3:

Beginning at an iron stake which marks the northeastern corner of Thomas L. Ogburn, Jr. described in Book 1151, Page 1379 and the southeast corner of Richard M. Crowder, Jr. and being a point in the western boundary of Philip Hanes: from said beginning point North 72 deg. 1' East approximately 32 feet to a point in the western line of the 20 foot permanent easement to the City of Winston-Salem for the "Fieldwood" sanitary sewer outfall; thence in a southerly direction along the western boundary line of said easement approximately 170 feet to a point; thence North 86 deg. 7' West approximately 60 feet along a line which is an extension of Ogburn's South boundary with William C. Myers to an iron stake which marks the southeast corner of Ogburn and the northeast corner of Myers; thence along the eastern boundary of Ogburn and the western boundary of Philip Hanes North 2' 36" West 39 feet to an iron; thence continuing along the Ogburn-Hanes boundary North 11 deg. 30' West 110.69 feet to an iron which marks the northeast corner of Ogburn and the southeast corner of Crowder, the point and place of beginning. The tract herein conveyed is the area between the Eastern line of Ogburn and the Western line of the Fieldwood sewer easement and bounded on the North and South by an extension of Ogburn's existing lot lines.