

**2024031375 00153**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$330.00**

PRESENTED & RECORDED  
 09/16/2024 04:55:24 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3826**  
**PG: 2168 - 2170**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$330.00
Parcel ID:	6844-15-3510.000 and 6844-15-3435.000
Mail Tax Bill to:	2315 Peachtree Street, Winston Salem, NC 27107
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#: 2794.24289Bergstone
Brief description for the index:	Lots 19 & 20, W. L. Sink Property (2313 & 2315 Peachtree Street)

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 12<sup>th</sup> day of September, 20 24, by and between:

GRANTOR	GRANTEE
Sandra Hall and spouse, Anthony Hall 120 Zana Court Kernersville, NC 27284	David C. Bergstone and spouse, Mary Bergstone 2315 Peachtree Street Winston Salem, NC 27107

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 an iron stake in the East line of Peachtree Street, 102.7 feet South from the Southeast intersection of Peachtree and Sprague Streets, and running thence Eastwardly with the South lines of Lots Nos. 17 and 18, 94.1 feet to an iron stake; thence Southwardly 50.1 feet to an iron stake; thence Westwardly with the North line of Lot #20, 91 feet to an iron stake in the East line of Peachtree Street; thence Northwardly with Peachtree Street fifty feet to the place of beginning, and being Lot #19, on the Map of W.L. Sink Property, recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 5, Page 101. Further reference is made to Deed Book 297, Page 145 in Forsyth County.**

Reference is made to deed from P.G. Stoner, Commissioner to Emory M. Marsh dated October 1962, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina.

AND

Being Known and Designated as Lot No. 020 as shown on a map of W.L. Sink Property, as recorded in Plat Book 05, Page 101 in the Register of Deeds of Forsyth County, North Carolina, to which reference is made for a more particular description.

Subject to that certain joint drive way easement recorded at Deed Book 1044, Page 868; F.C.R.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3203 Page 2855.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for W. L. Sink Property in the Office of the ROD for Forsyth and, any amendments thereto.

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 5 Page 101.

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



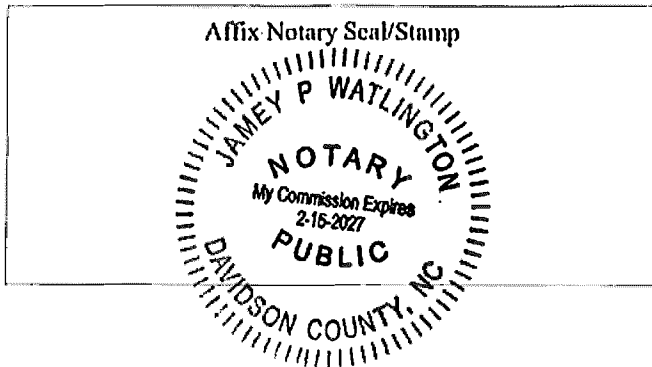
Name: Sandra Hall



Name: Anthony Hall

STATE OF NORTH CAROLINA, COUNTY OF Davidson

I, Jamey P Watlington, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12<sup>th</sup> day of September, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Sandra Hall and Anthony Hall



J P Watlington  
 Notary Public (Official Signature)  
 My commission expires: 2/15/2027