

2024031474 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1135.00

PRESENTED & RECORDED

09/17/2024 11:55:26 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3826**PG: 2584 - 2587**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,135.00

Parcel Identifier No.: 5875-19-1395 (Block 4609, Lot 013W); 5875-19-1052 (Block 4609, Lot 514)

Mail tax bills to Grantee: 3718 Burbank Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: 2 Tracts (2.68076 acres & 1.15414 acres) and easement, Shallowford Road

THIS DEED made this 17 day of September, 2024 by and between,

GRANTOR	GRANTEE
JOSEPH H. WARDEN and wife, SANDRA H. WARDEN	STEPHEN R. LINKOUS and wife, MICHELLE C. LINKOUS
Mailing Address:	Mailing Address:
	3718 Burbank Lane, Winston-Salem, NC 27106

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 7689 Scarlet Lane, Lewisville, NC 27023

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1234, Page 1635, and Book 1852, Page 265, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
 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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Joseph H. Warden (SEAL)
Joseph H. Warden

Sandra H. Warden (SEAL)
Sandra H. Warden

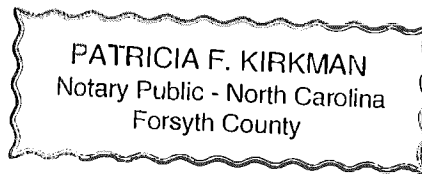
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Joseph H. Warden and, Sandra H. Warden**

Date: 8/30/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Exhibit A

Tract 1:

Beginning at a point located in the northern right-of-way of Shallowford Road, said point being also the southwest corner of the common area of The Lake at Lissara as shown in Plat Book 58, Page 4, Forsyth County Registry; and running thence along the northern right-of-way of Shallowford Road North 85 deg. 15 min. 51 sec. West 112.22 feet to an iron pipe, said point being the southeast corner of the Jacqueline Farnham property (Tax PIN: 6875-18-0754); running thence along the eastern and northern lines of said Farnham property the following two courses and distances: North 03 deg. 36 min. 13 sec. East 401.31 feet to an existing iron pipe and North 76 deg. 16 min. 24 sec. West 118.45 feet to an existing iron pipe located in the eastern line of the James L. Hunter property (Tax PIN: 5875-19-0514); running thence along the eastern line of said Hunter property North 07 deg. 16 min. 41 sec. East 204.29 feet to a point in the center of a gravel driveway; continuing thence North 07 deg. 16 min. 41 sec. East 50.56 feet to an existing rebar; running thence South 81 deg. 52 min. 25 sec. East 67.52 feet to an existing iron pipe; and running thence South 82 deg. 05 min. 00 sec. East 187.54 feet to an existing iron pipe located in the western line of the common area of The Lake at Lissara; running thence along the western line of the common area of The Lake at Lissara the following four courses and distances: South 07 deg. 17 min. 32 sec. West 495.91 feet to an existing iron pipe, South 07 deg. 02 min. 30 sec. West 154.28 feet to an existing iron pipe, South 07 deg. 25 min. 27 sec. West 4.95 feet to an existing iron pipe, and South 07 deg. 25 min. 27 sec. West 5.44 feet to the point and place of Beginning, containing 2.68076 acres, more or less, as shown on a survey for Stephen R. Linkous and wife, Michelle C. Linkous as prepared by Thomas A. Riccio, PLS dated August 16, 2024.

Tax Parcel Number: 5875-19-1052 (Block 4609, Lot 514)

Property Address: 0 Shallowford Road, Lewisville, NC 27023

Tract 2:

Beginning at a point located in the western line of the common area of The Lake at Lissara as shown in Plat Book 58, Page 4, Forsyth County Registry, said point being also the northeast corner of Tract 1 described herein; and running thence along the northern line of Tract 1 described herein North 82 deg. 05 min. 00 sec. West 187.54 feet to an existing iron pipe, said point being located in the eastern terminus of the 30 foot Access Easement described below (and in Book 1234, Page 1635, Forsyth County Registry) and being also located in an eastern line of James L. Hunter (Tax PIN: 5875-19-0514); running thence along Hunter's eastern line North 07 deg. 28 min. 04 sec. East 235.57 feet to an existing iron pipe; running thence South 82 deg. 38 min. 36 sec. East 39.95 feet to an existing iron pipe; running thence North 07 deg. 29 min. 32 sec. East 40.64 feet to an existing iron pipe; running thence South 82 deg. 03 min. 25 sec. East 147.86 feet to an existing iron pipe located in the western line of the common area of The Lake at Lissara; running thence along the western line of the common area of The Lake at Lissara South 07 deg. 31 min. 40 sec. West 276.53 feet to the point and place of Beginning, containing 1.15414 acres, more or less, as shown on a survey for Stephen R. Linkous and wife, Michelle C. Linkous as prepared by Thomas A. Riccio, PLS dated August 16, 2024.

Tax Parcel Number: 5875-19-1395 (Block 4609, Lot 013W)

Property Address: 7689 Scarlet Lane, Lewisville, NC 27023

TOGETHER WITH a non-exclusive permanent easement for roadway and utility purposes 30 feet in width leading from the above-described tracts of land to Shallowford Road, being more particularly described as follows:

BEGINNING at an iron stake, said iron stake being the Southwest corner of the above described tract; thence from said point of Beginning North 07° 14' East 30 feet to a point in the West line of the above-described tract; thence North 82° 05' West 187.57 feet to a point in the East line of Dezean; thence with his line and falling in with the East lines of Odell H. Grose and Dewey C. Mock, South 07° 14' West 715.48 feet to a point in the center of Shallowford Road; thence with the center of said road Easterly 30 feet to a point; thence on a line parallel with and 30 feet east of Mock and Grose's eastern line, North 07° 14' East 685.48 feet to a point; thence South 82° 05' East 157.57 feet to an iron stake, the Southwestern corner of the above-described tract, and point and place of BEGINNING, the scope of which easement was expanded by Modification of Easement recorded in Book 3826, Page 2500, Forsyth County Registry, reference to which is hereby made for a more particular description.