

2024032876 00127

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$820.00

PRESENTED & RECORDED
 09/27/2024 02:13:58 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3828
PG: 1605 - 1606

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 820.00

Parcel Identifier No.: 5896-95-8338 (Block 4635, Lot 104)

Mail tax bills to Grantee: 4847 Fleetwood Circle, 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: 0.989 acre, Fleetwood Circle

THIS DEED made this 26 day of September, 2024 by and between,

GRANTOR	GRANTEE
MARGARET CHRISTINA VICTORY and husband, SAMUEL F. VICTORY	LILY REGINA KANE (unmarried)
Mailing Address:	Mailing Address:
	4847 Fleetwood Circle, 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:

BEGINNING at an iron stake in the Eastern right-of-way line of Fleetwood Circle, said iron stake being located at the Southwest corner of the Carlos D. Folds property described in Deed Book 1359, at Page 244, Forsyth County Registry and the Northwest corner of the within described tract, thence from said BEGINNING point South 74 degrees 35 minutes East 108.79 feet to an iron stake; thence North 15 degrees 04 minutes East 23.60 feet to an iron stake; thence South 87 degrees 13 minutes East 212.20 feet to an iron stake; thence South 26 degrees 32 minutes West 190.10 feet to an iron stake; thence North 72 degrees 56 minutes 43 seconds West 300.39 feet to an iron stake within the right-of-way of Fleetwood Circle; thence North 26 degrees 32 minutes East 110.00 feet to an iron stake, the point and place of BEGINNING, being 0.989 acres, more or less, in accordance to a survey by Larry L. Callahan, RLS entitled "Map of John C. Duren, Sr." dated December 15, 1982, Job No. 1351-1. Being that same property conveyed unto John C. Duren, Sr. as shown in Deed Book 1981, at Page 9 in the Forsyth County Office of the Register of Deeds.

Property Address: 4847 Fleetwood Circle, Winston-Salem, NC 27106

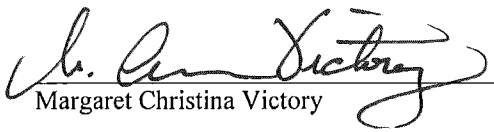
The property does include the primary residence of the Grantor.

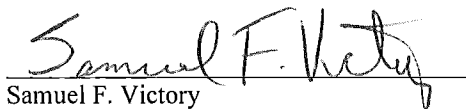
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3590, Page 3961, Forsyth County Registry.

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.

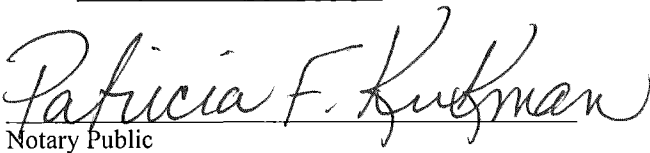
 (SEAL)
Margaret Christina Victory

 (SEAL)
Samuel F. Victory

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: **Margaret Christina Victory and Samuel F. Victory**

Date: 9-26-24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

