

2024034493 00121

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$660.00

PRESENTED & RECORDED
 10/10/2024 02:53:28 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3830
PG: 1827 - 1829

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Parcel Identifier No.: 5896-76-0530 (Block 4636, Lot 111)

Mail tax bills to Grantee: 1535 Attanook Road, 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: .520 acre, Attanook Road

THIS DEED made this 10th day of October, 2024 by and between,

<p>GRANTOR</p> <p>TRAVIS K. FINLAY (unmarried)</p> <p>Mailing Address: 600 Laurel Springs Drive, Durham, NC 27713</p>	<p>GRANTEE</p> <p>LESLIE ORA EASTER (separated)</p> <p>Mailing Address: 1535 Attanook Road, Winston Salem, NC 27106</p>
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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: 1535 Attanook Road, Winston Salem, NC 27106

The property does include the primary residence of the Grantor.

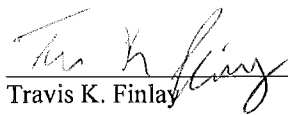
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3125, Page 3965 Forsyth County Registry.

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.



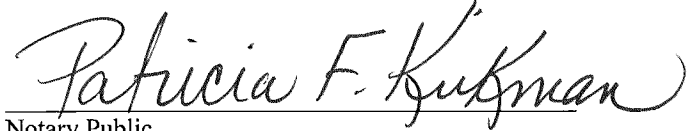
(SEAL)

Travis K. Finlay

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Travis K. Finlay**

Date: 10/10/24



Notary Public

Patricia F. Kirkman

printed or typed name of notary public

My Commission Expires: 5/29/29



Exhibit A

All that certain parcel of land lying and being situated in the County of Forsyth, State of NC, to-wit:

BEGINNING at a point, said point being located on the east right of way line of Attanook Road, said point also being located South 12 deg. 40 min. 50 sec. West 100.00 feet from the southwest corner of Pendergrass, Deed Book 1337, Page 701, thence proceeding from said point of Beginning, South 83 deg. 27 min. 30 sec. East 267.93 feet to a point; thence South 50 deg. 05 min. 40 sec. West 99.81 feet to a point; thence South 44 deg. 57 min. 10 sec. West 35.30 feet to a point; thence proceeding North 83 deg. 27 min. 30 sec. West 187.98 feet to a point located in the east right of way line of Attanook Road; thence North 12 deg. 40 min. 50 sec. East 100.58 feet to the point and place of Beginning, and containing 22,637 square feet, and containing 0.520 acres, more or less, all according to a survey by McAnally Land Surveying, PC, dated July 13, 2000.

Being that parcel of land conveyed to Randall A. Holler and wife, Donna R. Holler, tenants by the entirety from Morgan & Parker Builders, Inc. by that deed dated 6/26/2001 and recorded 7/2/2001 in Deed Book 2185, at Page 1678 of the Forsyth County, NC Public Registry.

Tax Parcel Number: 5896-76-0530 (Block 4636, Lot 111)

Property Address: 1535 Attanook Road, Winston Salem, NC 27106