

2024036767 00173

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$430.00

PRESENTED & RECORDED
10/29/2024 04:36:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3833
PG: 2064 - 2065

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 430.00

Parcel Identifier No.: 6844-35-0944 (Block 1830, Lot 109E)

Mail tax bills to Grantee: 1404 Waughtown Street, Winston-Salem, NC 27107

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: 1404 Waughtown Street

THIS DEED made this 28th day of October, 2024 by and between,

<p>GRANTOR</p> <p>JONATHAN WILL and wife, ABIGAIL WILL</p> <p>Mailing Address: 1406 Eldorada Road, Winston-Salem, NC 27103</p>	<p>GRANTEE</p> <p>MISSY A. YELTON (unmarried) and NICODEMUS B. BONCALES (unmarried) as tenants in common</p> <p>Mailing Address: 1404 Waughtown Street, Winston-Salem, NC 27107</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:

BEGINNING at an iron on the south side of Waughtown Street, said iron being located 88.3 feet, more or less, east of the southeast intersection of Sunshine Avenue and Waughtown Street, running thence with the south margin of Waughtown Street Northeastwardly 95.7 feet to an iron; thence South 1° 15' West 167.5 feet to an iron; thence North 89° 45' West 95.7 feet to an iron; said iron being located at the northeast corner of a lot now or formerly owned by Smith also being the southeast corner of a lot now or formerly owned by Woods; thence with Woods' east line North 1° 15' East 167.5 feet to the place of BEGINNING and being the eastern portion of a lot conveyed to D. A. Priddy and wife, Nonie Priddy, by deed recorded in Deed Book 577, at Page 132 of the Forsyth. County Registry. Also being known as Block 1830, Lot 109E on the tax maps of Forsyth County, North Carolina.

Property Address: 1404 Waughtown Street, Winston-Salem, NC 27107

The property does include the primary residence of the Grantor.

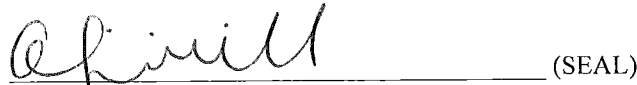
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3615, Page 318 Forsyth County Registry.

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.

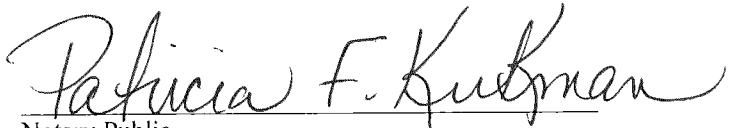
 (SEAL)
Jonathan Will

 (SEAL)
Abigail Will

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: **Jonathan Will and Abigail Will**

Date: 10/28/24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29