

2024038101 00095

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
11/08/2024 12:41:48 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3835
PG: 868 - 870

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel Identifier No.: 6847-49-0497.000

Return to: Jerry Allen White, 4818 Davis Road, Winston-Salem, NC 27105

This instrument was prepared by: Nicholas J. Overby, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED made this 8th day of November, 2024 by and between:

GRANTOR

SCOTT E. BARBER, JR., a unmarried man

125 Pegg Avenue
Kernersville, NC 27284

GRANTEE

JERRY ALLEN WHITE, a married man

4820 Davis Road
Winston-Salem, NC 27105

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 the Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

For property description, see "EXHIBIT A", attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3460 page 1830.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing a portion of the above-described property is recorded in Plat Book _____ page _____.


submitted electronically by "Browder, Overby, Michaud & May, PA"
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:

- Easements and Restrictions of Record (if any).
- 2024 Property Taxes.

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


 _____ (SEAL)
 Scott E. Barber Jr. (a unmarried man)

STATE OF NORTH CAROLINA - COUNTY OF STOKES

I, Maggie Mchone the undersigned Notary Public of the County and State aforesaid, certify that Scott E. Barber Jr., a unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of November, 2024.

My Commission Expires: 11-8-2027

(Affix Seal)

Maggie Mchone

Maggie Mchone, Notary Public
 (Notary's Printed or Typed Name)

MAGGIE MCHONE NOTARY PUBLIC Forsyth County North Carolina My Commission Expires November 8, 2027
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EXHIBIT A
Property Description

Property Address: 4820 Davis Road, Winston-Salem, NC 27105
PIN: 6847-49-0497.000

Description:

BEGINNING AT A POINT, the southeast corner of the within described tract and the southeast corner of Lot 4 of Daisy Development, see Plat Book 5, page 74, Forsyth County Registry, said point also being the northwest intersection of Davis Road and Pendry Street; running thence with the old north property line of Pendry Street in a westerly direction, 245 feet to an old iron in said old property line; thence in a northerly direction, 9.63 feet to the corner of Lots 5 and 6 of said development and continuing with Lots 5 and 6, in a northerly direction, 90.37 feet a total distance of 100 feet to an old iron in the boundary of Lots 5 and 6, corner of Franklin R, Davis; thence with Davis, crossing Lots 5 and 3, passing an old iron in the new property line of Davis Road at 236.90 feet, a total distance of 249 feet, more or less, to a point in the old property line of Davis Road; running thence with the old property line, 5.5 feet to the old corner of Lots 3 and 4 and continuing with the old property line, 23.1 feet and 72.3 feet to the point of BEGINNING.

SUBJECT to rights-of-way of Pendry Street and Davis Road.

CONTAINING 0.57 acres, more or less, and being all of Lots 4 and part of Lots 3 and 5 of Daisy Development, recorded in Plat Book 3, page 74, Forsyth County Registry.

BEING ALSO identified as Lots 4, 3-B, and 101-B of Block 2202 of the Forsyth County Tax Maps and having a street address of 4820 Davis Road, Winston-Salem, North Carolina.

THE ABOVE description was taken from a survey entitled, "Property of W.L. Throckmorton and wife, Mamie D.", prepared by J.E. Franklin, R.L.S., dated May 21, 1983.