

**2024039552 00178**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$3190.00**

PRESENTED &amp; RECORDED

11/20/2024 04:21:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3837

PG: 211 - 217

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,190.00

Parcel Identifier No.: 6816-70-5104 (Block 2958, Lot 103)

Mail tax bills to Grantee: 2862 Fairmont Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr. (no title search requested or performed)

Brief description for the Index: 1.825 acres, Fairmont Road

THIS DEED made this 20 day of November, 2024, by and between,

GRANTOR	GRANTEE
<b>John A. L. Currie and            Mary Lawrence Currie, Trustees            under the John A. L. Currie and            Mary Lawrence Currie Trust            dated April 25, 2013 **</b>	<b>Richard Lovegrove and            wife, Natalina Romano</b>
Mailing Address: 10 Graylyn Place Court, Winston-Salem, NC 27106	Mailing Address: 2862 Fairmont Road, 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 Exhibits B and C attached hereto and incorporated herein by reference.

Property Address: 2862 Fairmont Road, Winston-Salem, NC 27106

\*\* See Certification of Trust attached hereto as Exhibit A

The property does include the primary residence of the Grantor.


Submitted electronically by "Law Office of Clint Calaway"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3731, Page 209, 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.

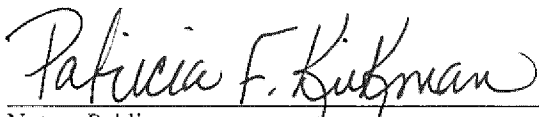
 (SEAL)  
John A. L. Currie, Trustee of John A. L. Currie and  
Mary Lawrence Currie Trust dated April 25, 2013

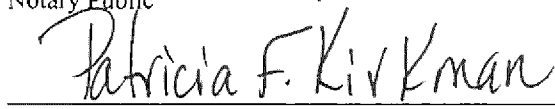
 (SEAL)  
Mary Lawrence Currie, Trustee of the John A. L. Currie  
and Mary Lawrence Currie Trust dated April 25, 2013

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: **John A. L. Currie and Mary Lawrence Currie, Trustees under the John A. L. Currie and Mary Lawrence Currie Trust dated April 25, 2013,** and that by authority duly given and as the act of the Trust, they executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 11-20-24

  
Notary Public

  
printed or typed name of notary public



My Commission Expires: 5/29/29

**Exhibit A****CERTIFICATION OF TRUST**

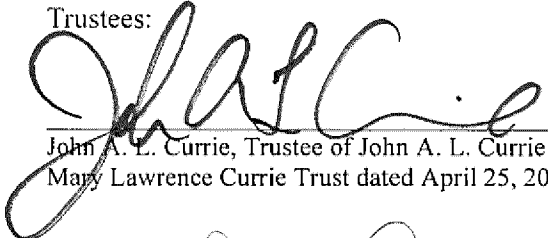
**Grantors:** John A. L. Currie and Mary Lawrence Currie  
**Name of Trust:** the John A. L. Currie and Mary Lawrence Currie Trust dated April 25, 2013  
**Current Trustees:** John A. L. Currie and Mary Lawrence Currie

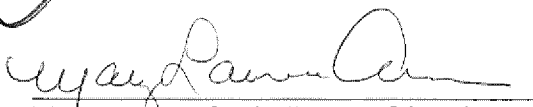
The undersigned Trustees hereby confirm the existence of the within-described Trust and certify the following:

- 1) The Trust was executed on April 20, 2013, is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
- 2) The undersigned are the sole currently-acting Trustees.
- 3) The Trust is revocable and the Grantors, as settlors of the Trust, are the sole persons who hold the power to revoke the Trust.
- 4) The above-designated Trustees are fully empowered to act for the Trust and are hereby properly exercising the Trustees' authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.
- 5) To the undersigned's knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustees' authority to act on behalf of the Trust.
- 6) The Trustees are authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustee under North Carolina General Statutes § 36C-8-815(a)(2) which powers include, but are not limited to, the power to manage all real and personal property owned by the Trust and to subject the same to loans and encumbrances.
- 7) Any real property owned by the Trust shall be titled and conveyed in the following manner: "John A. L. Currie and Mary Lawrence Currie, Trustees under the John A. L. Currie and Mary Lawrence Currie Trust dated April 25, 2013."

IN WITNESS WHEREOF, the undersigned Trustees do hereby execute this Certification of Trust as of the 20 day of November, 2024.

Trustees:

 (SEAL)  
 John A. L. Currie, Trustee of John A. L. Currie and  
 Mary Lawrence Currie Trust dated April 25, 2013

 (SEAL)  
 Mary Lawrence Currie, Trustee of the John A. L. Currie  
 and Mary Lawrence Currie Trust dated April 25, 2013

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: **John A. L. Currie and Mary Lawrence Currie, Trustees under the John A. L. Currie and Mary Lawrence Currie Trust dated April 25, 2013**, and that by authority duly given and as the act of the Trust, they executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 11-20-24

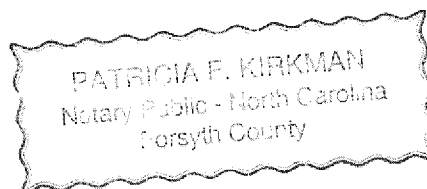
Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public

My Commission Expires: 5/29/29



## Exhibit B

BEGINNING at an iron pipe located in the south right-of-way line of Fairmont Road, said iron stake being located at the northwest corner of the property known as Tax Lot 18, Block 2958 as shown on the Forsyth County Tax Maps as presently constituted; running thence with west property line of said Tax Lot 18 South 17° 43' 44" East 200.16 feet to an iron stake at the southwest corner of said Tax Lot 18; running thence with the south property line of said Tax Lot 18 the two following courses and distances: (1) North 72° 24' 56" East 30.9 feet to an iron pipe, and (2) North 68° 42' 26" East 10.25 feet to an iron pipe, a corner of the property of Andrew J. Schindler (see deed recorded in Book 1653 at page 2957 of the Forsyth Public County Registry); running thence with the property line of said Schindler South 34° 03' 00" East 124.39 feet to a point in the centerline of a creek known as Buena Vista Branch and a corner with the property owned by Jack N. Shwab (see deed recorded in Book 2009 at page 1666 of the Forsyth County Public Registry); running thence with the centerline of said creek and with the north property line of said Shwab the six (6) following courses and distances: (1) South 42° 53' 38" West 26.89 feet to a point; (2) South 67° 03' 31" West 75.61 feet to a point, (3) South 50° 46' 18" West 48.24 feet to a point, (4) South 40° 02' 27" West 16.6 feet to a point, (5) South 66° 18' 51" West 29.14 feet to a point, and (6) South 74° 39' 31" West 55.76 feet to a point in the centerline of said creek, a northeast corner with the property of Thomas D. Calloway, Jr. and wife Nancy Jane S. Calloway (the "Calloways" - see deed recorded in Book 1953 at page 4092 of the Forsyth County Public Registry) and continuing thence with the centerline of said creek and with the north property line of the Calloways the two (2) following courses and distances: (1) South 81° 56' 26" West 76.58 feet to a point, and (2) South 64° 23' 45" West 164.73 feet to a point in the center of said creek and in the east property line of the property of Ron Midura (now or formerly); running thence with the line of said Midura North 22° 29' 35" West 177.82 feet to an iron pipe in the south line of Lot 15 (the property of David L. Bodenhamer now or formerly); running thence with the south property line of said Bodenhamer and continuing with the south property line of Lot 16 (the property of Nick G. Chryson, Jr. now or formerly) North 72° 44' 54" East 170.49 feet to an iron pipe in the south property line of Tax Lot 16D, of Tax Block 2958; running thence with the south property line of said Tax Lot 16D and continuing with the south line of Tax Lot 16A North 71° 57' 36" East 98.81 feet to an iron stake, the southwest corner of Tax Lot 17 (the property of John R. Loftin); running thence with the south line of said Loftin North 72° 24' 56" East 125.24 feet to a new iron stake located at the southwest corner of the property of the Calloways (see Deed recorded in Book 1759 at Page 631 of the Forsyth Public Registry); running thence with the west line of said Calloways property North 17° 43' 44" West 200.22 feet to a point in the south right-of-way line of Fairmont Road; running thence with said right-of-way line North 72° 33' 00" East 25 feet to the point and place of BEGINNING, and containing 1.825 acres, more or less, as taken from a survey prepared by Beeson Engineering Inc. dated June 27, 1997 and revised July 29, 1999 and September 28, 1999.

The above-described property is conveyed together with and subject to the benefits of that certain perpetual easement five (5) feet in width for ingress, egress and regress from and to Fairmont Road and the burdens of a perpetual easement two (2) feet in width for a driveway turning area. Both of the above easements are described in deed to Thomas D. Calloway, Jr. and wife, Nancy Jane S. Calloway, recorded in Book 1759, at page 631, of the Forsyth County, N.C. Register's Office, reference to said deed being made in aid of description. In addition, the above-described property is conveyed together with and subject to the benefits and burdens of that certain Grant of Landscape Easement dated September 28, 1999 made and entered into by John R. Loftin and wife, Meta W. Pauling Loftin and Thomas D. Calloway, Jr. recorded in Book 2088 at page 1316 of Forsyth County Public Registry, reference to which is hereby made.

Grantor and the Grantee, for the benefit of themselves and their respective heirs and assigns, do hereby agree as follows:

- a. The above described property shall have a permanent view of the "English Garden" as described on Exhibit C attached hereto; and such English Garden shall remain as "green space" as that term is commonly understood with no temporary or permanent structures in the English Garden other than a gazebo that is proportionate to the area encompassing the English Garden.
- b. Grantor and Grantee shall have the mutual right, at their sole discretion, to maintain and improve the existing bridges (there are three) crossing Buena Vista Creek and located on the property hereby conveyed to Grantee; and any improvement to any of such bridges shall not substantially change the present character of any bridge without the consent of the other party, their heirs and assigns, which consent shall not be unreasonably withheld; provided further, the removal of any bridges will require the consent of the Grantor and the Grantee, or their respective heirs and assigns; and
- c. The Grantor, by deed to Jack N. Shwab and wife, Carolyn R. Shwab (the "Shwabs") recorded in Book 2009 at page 1666, Forsyth Public Registry, set forth certain provisions limiting improvements and tree removal and granting landscape rights in an area shown as Exhibit B on such Deed and entitled "Tree Removal Area and Landscape Maintenance Area"; and the Grantor, for themselves and their heirs and assigns, hereby agree that they will not exercise their approval rights with respect to the Restricted Area (as such term is defined in the Deed to the Shwabs) without the prior consent of the Grantee, or their heirs and assigns, which consent shall not be unreasonably withheld.

Tax Parcel Number: 6816-70-5104 (Block 2958, Lot 103)

Property Address: 2862 Fairmont Road, Winston-Salem, NC 27106

## Exhibit C

BEGINNING at a point in the south property line of the real property described in Exhibit A and in the center of Buena Vista Branch at a common corner with the property of Jack N. Shwab and the property of Thomas D. Calloway, Jr. and wife, Nancy Jane S. Calloway; running thence with a common property line of said Shwab and Calloway South  $17^{\circ} 56' 59''$  East 46.41 feet to a point; running thence on four (4) new lines within the property of said Calloway as follows: (1) South  $52^{\circ} 54' 30''$  West 95.36 feet to a point; (2) South  $64^{\circ} 26' 42''$  West 44.96 feet to a point; (3) on a curve to the right, said curve having a radius of 29.25 feet and an arc length of 45.93 feet, a chord bearing and distance of North  $70^{\circ} 34' 46''$  West 41.35 feet to a point; and (4) North  $25^{\circ} 36' 15''$  West 51.84 feet to a point in the center of Buena Vista Branch; running thence with the center of Buena Vista Branch the two following courses and distances: (1) North  $64^{\circ} 23' 45''$  East 99.87 feet to a point; and (2) North  $81^{\circ} 56' 26''$  East 76.58 feet to the point and place of beginning and being an area labeled as "Green Space" and also known as the "English Garden" as reflected on a survey by Beeson Engineering Inc., dated June 27, 1997 and revised 7-29-99, 9-29-99 and 9-30-99.