

2024039679 00122

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 11/21/2024 02:37:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3837
PG: 917 - 920

Excise Tax: NO TAXABLE CONSIDERATION

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 5874-30-8749
 Verified by _____ County on the _____ day of _____, 20____
 by _____
 Mail after recording to: **Grantee**

This instrument was prepared by: **Amy C. Lanning, Blanco Tackabery & Matamoros, P.A.**

Brief Description for the index

8320 Styers Ferry Road

NORTH CAROLINA NON- WARRANTY DEEDThis Deed is made this 20th day of November, 2024 by and between

GRANTOR	GRANTEE
Jewel Landreth Nifong, unmarried 1801 W. Lunt Ave #A Chicago, IL 60626	Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999, as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017 1801 W. Lunt Ave #A Chicago, IL 60626

WITNESSETH, that Grantor by these presents does grant, quitclaim and convey, and has granted, quitclaimed and conveyed, unto the Grantee's undivided interest in and to those certain lots or parcels of land in Forsyth County, North Carolina, more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO

None of the Property includes the primary residence of Grantor.

The Property was acquired by Jewel Landreth Nifong by instrument recorded in the Forsyth County Registry at Book 2282, Page 3781.

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 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 Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property by virtue hereof.

[SIGNATURES BEGIN ON NEXT PAGE]

**SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA NON-WARRANTY DEED**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

*Jewel Landreth Nifong by
William Nifong, Attorney-in-fact*
Jewel Landreth Nifong by William Nifong, Attorney-in-fact

STATE OF ILLINOIS
COUNTY OF COOK

I, Sonia A. Fernandez, a Notary Public for said County and State, do hereby certify that William R. Nifong, Attorney-in-fact for Jewel Landreth Nifong, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Jewel Landreth Nifong, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 2039, Page 2060, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said William R. Nifong acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Jewel Landreth Nifong.

Witness my hand and official seal, this the 20th day of November, 2024.

Sonia A. Fernandez

Notary Public

Notary's Printed Name: Sonia A. Fernandez

My commission expires: 09/06/2026



EXHIBIT A

BEGINNING at an iron pin located in the southwest margin of Styers Ferry Road, said iron pin also being located in the northwest corner of Robert W. and Jacqueline Fulmer (Deed Book 1754, Page 1868, now or formerly; thence with the western line of the Fulmer property South 00° 03 minutes 14 seconds West 172.14 feet to an existing stone located in the southwest corner of the Fulmer property; thence South 86° 56 minutes 08 seconds East 1,250.06 feet to an existing iron pin located in the southeast corner of Manuel D. and Linda Holcomb (Deed Book 1368, Page 1027), now or formerly, said iron pin also being located in the western line of Cordelia Nifong Wishon and husband, Wade Wishon (Deed Book 1211, Page 1627), now or formerly; thence with the western line of the Wishon tract South 03° 52 minutes 48 seconds West 1,121.85 feet to an existing stone which marks the southwest corner of the Wishon tract, and also marks the easternmost corner of Champ M. Jones, Jr. and wife, Grace C. Jones (Deed Book 1728, Page 2440), now or formerly; thence with the northern line of the Jones tract North 86° 15 minutes 43 seconds West 1,141.67 feet to an existing iron pin; thence North 00° 07 minutes 10 seconds West 396.13 feet to an existing iron pin located in the northeast corner of Cannon E. Harper, Jr. (Deed Book 2014, Page 845), now or formerly; thence with Harper's northern line North 86° 16 minutes 36 seconds West 563.57 feet to an existing iron pin located in the eastern margin of the private right-of-way known as Holler Farm Road; thence with Holler Farm Road the following two courses and distances: (1) North 04° 49 minutes 50 seconds West 201.29 feet; (2) North 02° 13 minutes 20 seconds West 274.28 feet to an iron pin located in the southern margin of Styers Ferry Road; thence with Styers Ferry Road the following two courses and distances: (1) on a curve to the left having a radius of 533.31 feet, a chord bearing and distance of North 63° 54 minutes 01 seconds East 213.82 feet; (2) North 52° 20 minutes 10 seconds East 462.12 feet to the point and place of BEGINNING, and containing 39.04002 acres, more or less. This tract is informally known as Tax Block 4403, Lot 122.

These descriptions were drafted based on surveys prepared for Clyde Roy Nifong, Jr. and wife Jewal L. Nifong, dated July 30, 1999 and August 27, 1999 by Thomas A. Riccio & Associates, Thomas A. Riccio, PLS, Job Nos. 99086 and 99086-A.