

**2024040006 00047**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$600.00**

PRESENTED & RECORDED  
 11/25/2024 10:04:03 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3837**  
**PG: 2791 - 2793**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 600.00

Parcel Identifier No. 6824-39-2054.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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: Tract Melrose Street

THIS DEED made this 21<sup>st</sup> day of November, 2024, by and between

GRANTOR	GRANTEE
<b>Samuel Scott Kinkade and wife, Lindsay Michelle Kinkade</b>	<b>Leah N Hyde, unmarried</b>
<b>7052 E 3<sup>rd</sup> Street Tucson, AZ 85710</b>	<b><u>Property Address:</u> 1143 Melrose Street Winston-Salem, NC 27103</b>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property  is  is not the primary residence of one or more of the Grantors.

For back title, see Book 3615, Page 2298, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Samuel Scott Kinkade (SEAL)  
Samuel Scott Kinkade

Lindsay Michelle Kinkade (SEAL)  
Lindsay Michelle Kinkade

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 therein and in the capacity indicated: Samuel Scott Kinkade and Lindsay Michelle Kinkade.

Date: November 21, 2024

Salem Kirkman  
Notary Public

Salem Kirkman  
Print Name

**SALEM KIRKMAN**  
Notary Public  
Surry County, NC

My commission expires: 08/15/2028

Exhibit A

BEGINNING at a stake on the east side of Melrose Street, said stake being 53 feet north of the northeast intersection of Sherwood Drive and Melrose Street, running thence North  $01^{\circ} 20'$  East 59.77 feet to a stake; thence South  $88^{\circ} 42'$  East 173.34 feet to a stake; thence South  $03^{\circ} 40'$  West 59.83 feet to a stake; thence North  $88^{\circ} 42'$  West 170.9 feet to a stake in Melrose Street, the place of Beginning, being known and designated as part of Block M as shown on the map of the John H. Nading property recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, page 82; also shown as Lot 109E, Block 1682, as shown on the City-County Tax Map. Being part of the property conveyed to Thomas A. Saunders and wife, Sallie L. Saunders, by B. B. King and wife, Nellie B. King, by deed recorded in Book 612, page 389 and being the same property conveyed to William Lee Kinney, Jr. and wife, Imogene Williamson Kinney, by Thomas A. Saunders and wife, Sallie L. Saunders, by deed recorded in Deed Book 62, page 39 in the Office of the Register of Deeds of Forsyth County, North Carolina.