

2024043181 00049

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$714.00

PRESENTED & RECORDED

12/20/2024 10:42:55 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3841**PG: 3304 - 3306****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$714.00

Parcel Identifier No. 6817-45-7764/7825

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)THIS DEED made this 20 day of December, 2024, by and between**GRANTOR**

Laura K. Ward (single)
 and Richard Thomas Ward (single)

202 Beeson Court
 Clemmons, NC 27012

GRANTEE

Peter Joseph Gagnon
 and spouse, Allison Blair Gagnon

3054 Bonbrook Drive
 Winston-Salem, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

****Note to tax department: please combine these two parcels**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3458 page 2982. See also Book 3841, Page 2419.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2 page 42.

Submitted electronically by "Moss Woods PLLC"
 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:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

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

Laura Kelly Ward (SEAL)

Laura K. Ward

Richard Thomas Ward (SEAL)

Richard Thomas Ward

North Carolina

County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Laura K. Ward and Richard Thomas Ward personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

12-20-24

Date

[Signature]
Notary Public

My Commission Expires:

7-18-26

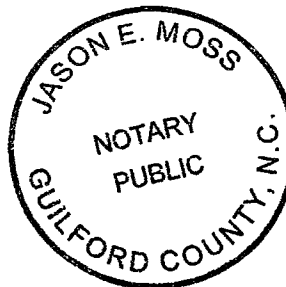


EXHIBIT A

Tract 1:

BEGINNING AT AN IRON STAKE IN THE EAST LINE ON THE MAP OF THE LATE W. H. SPEAS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 10, PAGE 127 WHICH IS 16 FEET AND 110 FEET RESPECTIVELY FROM THE NORTHWEST AND SOUTHWEST CORNER OF LOT NO. 9 ON THE MAP OF GEORGE D. HODGIN RECORDED IN SAID OFFICE IN PLAT BOOK 2, PAGE 42 ON THE TOP OF SAID PAGE 42, AND WHICH IS ALSO IN THE WEST LINE OF LOT NO. 10 AND RUNNING THENCE THROUGH SAID LOT NO. 10 AND PARALLEL TO THE NORTH LINE OF SAID LOT NO. 9 SOUTH 48 DEG. 09' EAST 394.2 FEET TO AN IRON STAKE 12 FEET WEST OF THE CENTER OF OAK DRIVE; THENCE ON A CURVE TO THE LEFT AND 12 FEET FROM THE CENTER OF SAID DRIVE, THE CHORD OF WHICH IS NORTH 14 DEG. 01' EAST 127 FEET TO AN IRON STAKE; THENCE AGAIN THROUGH SAID LOT NO. 10 NORTH 48 DEG. 09' WEST 348.4 FEET TO AN IRON STAKE IN ANOTHER EAST LINE OF SAID SPEAS; THENCE WITH THE EAST LINES OF SAID SPEAS THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 02 DEG. 55' WEST 6.4 FEET TO AN IRON STAKE AND SOUTH 38 DEG. 55' WEST 104.2 FEET TO THE BEGINNING, BEING NEARLY ALL OF LOT NO. 10 ON THE MAP OF GEORGE D. HODGIN PROPERTY RECORDED IN PLAT BOOK 2, PAGE 42 AT THE TOP OF SAID PAGE, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Tract 2:

Beginning at an iron stake on the westside of Oak Drive, (now Bonbrook Drive) which iron stake being 15.0 feet more or less westwardly of the center line of said Bonbrook Drive; which iron stake being the northeast corner of Ray W. Shaw's Tract described in, and recorded in Book 676 at Page 179 Office of Register of Deeds: Running thence with the west side of Bonbrook Drive N 14°-01'E 25.0 feet to an iron stake a new corner by E.B. Cozart: Thence a new line with said E.B. Cozart N 48°-35'W 352.4 feet to an iron stake a new corner by E.B. Cozart in the east line of W.H. Speas Property (see plat book 10 at page 127): Thence with said line of said Speas Property S 20°-55'W 25.0 feet to an iron stake, the northwest corner of Ray W. Shaw's Tract mentioned above: Thence with the north line of Ray W. Shaw S 48°-09'E 348.4 feet to the point of beginning: Containing 0.17 acres more or less.