

2024043186 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1530.00

PRESENTED & RECORDED

12/20/2024 10:54:31 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3841

PG: 3336 - 3338

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,530.00

Parcel Identifier No.: 6815-76-4415 (Block 1895, Lot 034)

Mail tax bills to Grantee: 235 Fairfax Drive, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 34 and part of Lot 33, Country Club Estates

THIS DEED made this 17th day of December, 2024 by and between,

GRANTOR	GRANTEE
DOUGLASS M. BAILEY and wife, CAROLYN L. BAILEY	MATTHEW CLAYTON BROWN and wife, ELIZABETH ASHFORD BROWN
Mailing Address: 1244 Arbor Road, #205, Winston-Salem, NC 27104	Mailing Address: 235 Fairfax Drive, Winston-Salem, NC 27104

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 Exhibit A attached hereto and incorporated herein by reference.

Property Address: 235 Fairfax Drive, Winston-Salem, NC 27104

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2268, Page 3706, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Pages 192 and 192 1/2 .

Submitted electronically by "Kangur & Porter, LLP"
 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 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.

Douglass M. Bailey (SEAL)
Douglass M. Bailey

Carolyn L. Bailey (SEAL)
Carolyn L. Bailey

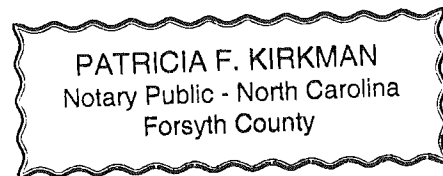
State of North Carolina, County of Forsyth

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: **Douglass M. Bailey and, Carolyn L. Bailey**

Date: 12/17/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29

Exhibit A

BEGINNING at an iron stake in the northern right of way line of Fairfax Drive, said iron stake being the southwest corner of Lot No. 34, as set out upon the map of Country Club Estates recorded in Plat Book 4, at Pages 192 and 192 1/2 in the office of the Register of Deeds of Forsyth County, North Carolina; and running thence from said beginning iron stake; along the western boundary line of Lot No. 34 North 07° 30' 00" East 156.41 feet to an iron stake, said iron stake being the northwest corner of Lot No. 34; thence along the northern boundary line of Lot No. 34 South 75° 12' 22" East 169.97 feet to an iron stake, said iron stake being the northeast corner of Lot No. 34; thence along the northern boundary line of Lot No. 33 South 51° 28' 05" East 19.89 feet to an iron stake; thence South 25° 01' 37" West 176.06 feet to an iron stake in the northern right of way line of Fairfax Drive, said iron stake being the southeast corner of Lot No. 34; thence along the northern right of way line of Fairfax Drive, as it curves to the left, a chord course and distance of North 64° 24' 24" West 139.48 feet to the point and place of BEGINNING, same being Lot No. 34 and a triangular portion of Lot No. 33 as set out upon the map of Country Club Estates recorded in Plat Book 4 at Pages 192 and 192 1/2 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Daniel W. Donathan, R.L.S., on the 25th day of April, 1989.

Tax Parcel Number: 6815-76-4415 (Block 1895, Lot 034)

Property Address: 235 Fairfax Drive, Winston-Salem, NC 27104