

2024043365 00230FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$244.00

PRESENTED & RECORDED

12/20/2024 04:16:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3841**PG: 4431 - 4434**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **244.00**

Parcel Identifier No. 6845-16-6061.000 and 6845-15-6920.000

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: Tracts E. 1st StreetTHIS DEED made this 19th day of December, 2024, by and between

GRANTOR

**Lula Gray and Myra Stafford, Trustees of the Middlefork
Christian Church****2216 E. 1st Street
Winston-Salem, NC 27101**

GRANTEE

James Anthony Beaver and spouse, Rachel Anne Wilkers**Property Address: 2215 E. 1st Street
Winston-Salem, NC 27101**

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 not the primary residence of one or more of the Grantors.

For back title, see Book 3397, Page 225, 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.

Middlefork Christian Church

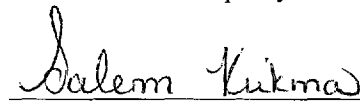
By:  (SEAL)
Lula Gray, Trustee

By:  (SEAL)
Myra Stafford, Trustee

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: Lula Gray.

Date: December 19, 2024


Notary Public

Salem Kirkman
Print Name

SALEM KIRKMAN
Notary Public
Surry County, NC

My commission expires: 08/15/2028

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: Myra Stafford.

Date: December 19, 2024

Salem Kirkman
Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

SALEM KIRKMAN

Notary Public
Surry County, NC

Exhibit A

PARCEL NO. 1:

BEING ALL OF LOT NO. 14 AND THE WESTERN HALF OF LOT NO. 13, IN SLATER HEIGHTS DEVELOPMENT NO. 1, AS DEVELOPED BY THE DIXIE BOND AND MORTGAGE COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 102, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

PARCEL NO. 2:

BEGINNING AT AN IRON STAKE ON THE NORTH SIDE OF BELEWS STREET, THE SOUTHWEST CORNER OF LOT NO. 11 ON MAP HEREINAFTER REFERRED TO, AND RUNNING THENCE NORTH 75 DEGREES 30 MINUTES WEST ALONG THE NORTH SIDE OF BELEWS STREET 76.8 FEET TO AN IRON STAKE; THENCE NORTH 6 DEGREES 30 MINUTES EAST PARALLEL WITH SIDNEY STREET 134.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT NO. 15; THENCE SOUTH 87 DEGREES 25 MINUTES EAST ALONG A PART OF SOUTH LINE OF LOTS 16 AND 17 55 FEET TO AN IRON STAKE; THE NORTHWEST CORNER OF LOT NO. 11; THENCE SOUTH 1 DEGREE 00 MINUTES WEST ALONG THE WEST LINE OF LOT NO. 11, 145.3 FEET TO A STAKE ON THE NORTH SIDE OF BELEWS STREET;

THE BEGINNING POINT; BEING ALL OF LOT NO. 12 AND THE EAST HALF OF LOT NO. 13 AS SHOWN ON THE MAP OF SLATER HEIGHTS, SECTION 1, MADE BY T. W. BARBEE, C. E. MARCH 29, 1929 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, N. C. IN PLAT BOOK 7, PAGE 102.

PARCEL NO. 3:

BEING KNOWN AND DESIGNATED AS LOT NO. 15 OF SLATER HEIGHTS DEVELOPMENT NO. 1, AS DEVELOPED BY THE DIXIE BOND AND MORTGAGE COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 102, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

PARCEL NO. 4:

BEING ALL OF LOT NO. 16, IN SLATER HEIGHTS DEVELOPMENT NO. 1, AS DEVELOPED BY THE DIXIE BOND AND MORTGAGE COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 102, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.