

**2025000394 00098**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$870.00**PRESENTED & RECORDED  
01/06/2025 03:49:37 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3843****PG: 1942 - 1945****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$870 Parcel Identifier No. 6844-80-2132 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

This instrument was prepared by, Bright Law, PLLC, 16745 Birkdale Commons Blvd., C, Huntersville, NC 28078

Brief description for the Index: Metes and Bounds \_\_\_\_\_

THIS DEED made this 27 day of Dec, 2024, by and between

GRANTOR

GRANTEE

Lewis F. Mitchell, Jr. and Dawn Mitchell, a married couple

4343 Weatherton Drive

Kernersville, NC 27284

Jackson Stroup a/k/a William Jackson Stroup

2620 Willard Road

Winston Salem, NC 27107

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A, attached.

Parcel ID # 6844-80-2132. Being more commonly known as 2620 Willard Road, Winston Salem, NC 27107

Title Insurance Provided By:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2856 page 1920.

All or a portion of the property herein conveyed \_\_\_\_ includes or \_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_ page \_\_\_\_.

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 and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed this General Warranty Deed as of the date notated herein. If an entity, by its duly authorized representative.

Lewis F. Mitchell, Jr.  
Name: Lewis F. Mitchell, Jr.

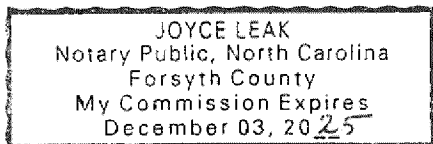
Dawn Mitchell  
Name: Dawn Mitchell

STATE OF NC, COUNTY OF Forsyth

I, Joyce Leak, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 27 day of December, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Lewis F. Mitchell, Jr. and Dawn Mitchell

Affix Notary Seal/Stamp



Joyce Leak  
Notary Public (Official Signature)  
My commission expires: 12/3/2025

## EXHIBIT "A"

TRACT #1

Beginning at an iron stake located in the southwest right-of-way line of Willard Road, said iron stake being located at the northeasternmost corner of Tract 4 as shown on the Map of Property of Mollie I. Phillips, recorded in Plat Book 17, Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina, running thence with the southwest right of way line of Willard Road, a chord distance of South  $36^{\circ} 53' 27''$  East 37.20 feet to a point and South  $38^{\circ} 29'$  East 199.46 feet to an iron stake; running thence South  $67^{\circ} 03'$  West 236.40 feet to an iron stake, said iron stake also being located at the southeasternmost corner of Tract 5, as shown on the Property of Millie I. Phillips, recorded in Plat Book 17, at Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the common line of said Lots 4 & 5, North  $28^{\circ} 58'$  West 240.0 feet to an iron stake; running thence North  $70^{\circ} 02'$  East 199.47 feet to the point and place of Beginning. Containing 1.160 acres, more or less, and being all the property described in Book 1778 at Page 845.

TRACT #2

Beginning at an iron stake in the west right-of-way line of Willard Road, said iron stake also being located at the northwest corner of a lot previously conveyed by Chester Lee Phillips and wife, Mary Anne Phillips to James T. Kokkins and wife, Nancy Kokkins; running thence from said beginning point with the center of Fiddler's Creek, South  $87^{\circ} 03' 3''$  West 104.24 feet to a point and South  $72^{\circ} 48' 22''$  West 143.23 feet to a point, said point being located in the northwest corner of said Kokkins lot; running thence South  $83^{\circ} 49' 25''$  West 61.60 feet to a point; running thence South  $64^{\circ} 38' 08''$  West 62.54 feet to a point in the center of Fiddler's Creek; running thence on a new line with the property of said Chester Lee Phillips, North  $26^{\circ} 44' 42''$  West 264.16 feet to an iron stake located in the south line of H. C. Phillips property; running thence from said Phillips property and following then the south line of Larry Phillips property North  $73^{\circ} 14' 42''$  East 321.39 feet to an iron stake located in the west right of way line of Willard Road; running thence with the west right of way line of Willard Road, South  $33^{\circ} 30' 17''$  East 311.49 feet to the point and place of Beginning. Containing 2.07 acres, more or less. Being all that property described in Book 1367, at Page 1071.

This Deed is made, executed and delivered subject to an easement of ingress, egress, and regress as more fully described in the deed from Chester L. Phillips and wife, Mary S. Phillips, recorded in Deed Book 1250 at Page 1197, Forsyth County Registry, reference to which is hereby made for a more particular description of same.

TRACT #3

Beginning at an iron at the southeastern corner of the within described tract in the northern line of the grantee, said iron also being located in the southwestern corner of the property of Larry C. Phillips as described in Deed recorded in Book 1178 at Page 845; running thence with the northern line of the grantee, South 67°03' West 85.06 feet to an iron, said iron being located at the northeastern corner of the property of the grantee as described in deed recorded in Book 1429 at Page 764; running thence on a new line with the grantors, North 28° 46' 34" West 244.81 feet to an iron; running thence, North 70° 02' East 85.63 feet to an iron at the southwestern corner of the property of Albert K. Woods, Jr. as described in deed recorded in Book 813 at Page 254, said iron also being at the northwestern corner of the property of Larry C. Phillips referenced above; running thence with Larry C. Phillips' western line, South 28° 46' 34" East 240.33 feet to an iron, the Beginning. Being all that property described in Book 1538, at Page 122, Forsyth County Registry.

TRACT #4

Beginning at an iron stake located in the south line of the H. C. Phillips property described in Par Book 17, page 14, said beginning point also being located at the northwestern corner of a 2.07 acre tract previously conveyed by the grantors to Sandra H. Neighbors (now owned by Hope A. Phillips), running thence from said beginning point with the property formerly owned by Neighbors, South 26° 44' 42" East 264.16 feet to a point located in Fiddlers Creek; running thence with said creek, South 64° 38' 08" West 390.42 feet to a point and continuing South 65° 16' 28" West 254.65 feet to an iron stake located in the east line of the property, now or formerly owned by G. L. Cook; running thence with said Cook property, North 21° 44' 56" West 355.26 feet to an iron stake located at a corner of the H. C. Phillips; running thence with said Phillips property, North 73° 14' East 623.31 feet to the point and place of Beginning. Containing 4.50 acres, more or less, as being shown on Map of Chester Phillips property, made by Danny L. Comer, Registered Land Surveyor. Being all that property described in Book 1429, Page 764, Forsyth County Registry.