

**2025002684 00169**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$25.00

PRESENTED & RECORDED  
01/28/2025 04:36:10 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3846  
PG: 1071 - 1074

**Prepared By & Return To:**  
**Sperry & Hatley, P.C.**  
**15801 Brixham Hill Avenue, Suite 225**  
**Charlotte, North Carolina 28277**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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**Excise Tax: \$25.00**

**Brief ID: METES AND BOUNDS**

**Parcel ID No. 6827-38-1507.000**

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Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

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THIS DEED made this 21<sup>st</sup> day of January, 2025 by and between

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**GRANTOR**

**Terry Lawson and Gary Lawson, a married couple, and Robin McDonald and Norman McDonald, a married couple**

**3732 Baltimore Road, East Bend, NC 27018**

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**GRANTEE**

**Smith & King Developers, LLC, a North Carolina Limited Liability Company**

**Property Address : 4954 Home Road Northwest, Winston-Salem, NC 27106**

**Mailing Address : 6308 Dusten Road, Climax, NC 27233**

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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 located in Forsyth County, North Carolina and more particularly described as follows:

General Warranty Deed  
4954 Home Road Northwest, Winston-Salem, NC 27106  
Page 1 of 4

Submitted electronically by "Sperry & Hatley, PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**Property 1:**

Beginning at an iron stake in the Home Road, said iron stake being northwardly and 20.0 feet from an iron stake in the south line lot No. 4, said iron stake being the northeast corner of said lot No. 4 and being in the west line of B. A. Vroom's in said Home Road; running thence south 29 degrees 44 minutes east along the said road 34.24 feet to an iron stake in said road B. A. Vroom's old southeast corner in said road; thence south 19 degrees 33 minutes east along the old west line of D. T. Hines Est-65.3 feet to an iron in Said Road a new corner of Mrs Ida Styres in D. T. Hines old west line; thence south 66 degrees 38 minutes west a new line along Mrs. Ida Styres 445.15 feet to an iron stake a new corner of Mrs. Ida Styres in Ollie Hine Nixon's old East line; thence north 17 degrees 28 minutes west along said Nixon 100.0 feet to an iron stake the southwest corner of lot No. 4; thence north 66 degrees 38 minutes east along the south line of Lot No. 4, 435.32 feet to an iron in Home Road the point of beginning; Containing 1.00 acre more or less.

**SAVE and EXCEPT** the following property out-conveyed via deed recorded in Book 1457, Page 758, Forsyth County Registry:

**BEGINNING** at an iron stake in Scott L. Gwyn's east line, the southwest corner of Sam Blackburn's tract as described in Deed Book 465, Page 51; running thence with Blackburn's line North 64° 35' 30" East 256.57 feet to an iron stake, a new corner with Wolfe; running thence on a new line South 22° 29' East 99.78 feet to an iron stake in Ephus Worley's north line (sec Deed Book 544, page 406); running thence with Worley's line, South 64° 39' 30" West 261.74 feet to an iron stake in Gwyn's existing line; running thence with Gwyn's existing line, North 19° 30' 30" West 99.89 feet to an iron stake, the point and place of **BEGINNING**, containing 0.592 acres, more or less, and being the western portion of that property described in Deed Book 466, page 286, Forsyth County Registry.

Subject to the Right of Way Agreement recorded in Book 1334, Page 693, Forsyth County Registry.

**Parcel ID # No. 6827-38-1507.000**

**Being all or a portion of that property described in that deed recorded contemporaneously herewith in the Forsyth County Public Registry.**

The above described property does X does not include the primary residence of the Grantor.

**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 except for the exceptions hereinafter stated.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

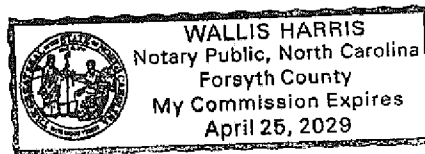
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Terry Lawson (SEAL)  
Terry Lawson

STATE OF NORTH CAROLINA  
COUNTY OF Yadkin

I, Wallis Harris, Notary Public, do hereby certify that Terry Lawson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 27<sup>th</sup> day of January, 2025.

Wallis Harris  
Official Signature of Notary  
Printed or typed name of Notary  
Wallis Harris  
My Commission Expires: 4/25/2029

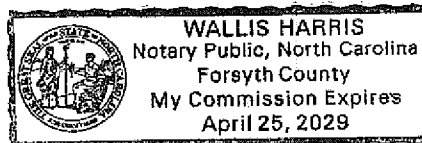


Gary Lawson (SEAL)  
Gary Lawson

STATE OF NORTH CAROLINA  
COUNTY OF Yadkin

I, Wallis Harris, Notary Public, do hereby certify that Gary Lawson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 27<sup>th</sup> day of January, 2025.

Wallis Harris  
Official Signature of Notary  
Printed or typed name of Notary  
Wallis Harris  
My Commission Expires: 4/25/2029



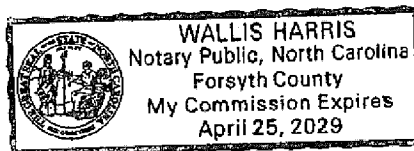
Robin McDonald (SEAL)  
Robin McDonald

STATE OF NORTH CAROLINA  
COUNTY OF Yadkin

I, Wallis Harris, Notary Public, do hereby certify that Robin McDonald personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27<sup>th</sup> day of January, 2025.

Wallis Harris  
Official Signature of Notary  
Printed or typed name of Notary  
Wallis Harris  
My Commission Expires: 4/25/2029



Norman McDonald (SEAL)  
Norman McDonald

STATE OF NORTH CAROLINA  
COUNTY OF Yadkin

I, Wallis Harris, Notary Public, do hereby certify that Norman McDonald personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27<sup>th</sup> day of January, 2025.

Wallis Harris  
Official Signature of Notary  
Printed or typed name of Notary  
Wallis Harris  
My Commission Expires: 4/25/2029

