

**2025003637 00033**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
02/06/2025 09:23:30 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3847  
PG: 2009 - 2013

**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$0.00 (no taxable consideration)**Tax Parcel Number:** 6843-56-2787.000

**This instrument was prepared by** Sydney S. Santos, 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. Deed preparation only – no title opinion rendered.

**Return to:** Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem, NC 27114-5008

**Mail Tax Bill to:** 3734 Thomasville Road, Winston-Salem, NC 27107

**Brief description for the Index:** 2 Tracts – Thomasville Road

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THIS DEED made this 23<sup>rd</sup> day of January, 2025, by and between

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**GRANTOR**

JOHN GEORGE SINK, JR. and wife,  
ANNE ELIZABETH SINK  
and  
BARBARA SINK LAWRENCE  
and husband,  
HAROLD DEAN LAWRENCE  
  
3734 Thomasville Road  
Winston-Salem, NC 27107

**GRANTEE**

JOHN GEORGE SINK, JR.  
and wife,  
ANNE ELIZABETH SINK  
  
Box 1323  
PSC 47  
APO, AE 09470

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows (the "Property"):

**See Exhibit "A" attached hereto and incorporated herein by reference.**

The Property does NOT include the primary residence of Grantor.

*The Property was acquired by John G. Sink and wife, Myrtle Wagoner Sink, by deed recorded in Deed Book 518, Page 106, Forsyth County Registry. John George Sink died on 10/24/1987, thereby terminating the tenancy by the entirety and vesting title to the Property solely in the name of his surviving spouse, Myrtle Wagoner Sink, by operation of law upon his death. Myrtle Wagoner Sink died testate in Forsyth County on 05/31/2005. According to the terms of her Will, which Will was probated in Forsyth County Estate File 05 E 1085, Myrtle Wagoner Sink devised her residuary estate, of which residuary estate the Property was a part, to her children, John George Sink, Jr. and Barbara Sink Lawrence.*

All or a portion of the Property is described in Plat Book 10, Page 148, Forsyth County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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 valid and enforceable easements and restrictions of record, if any; and 2025 property taxes and subsequent years, not yet due and payable.

[SEPARATE SIGNATURE PAGES FOLLOW]

**SEPARATE SIGNATURE PAGE TO  
NORTH CAROLINA GENERAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has duly executed as of the 23 day of  
January, 2025

John G Sink (SEAL)  
JOHN GEORGE SINK, JR.

Anne E Sink (SEAL)  
ANNE ELIZABETH SINK

SERVING WITH THE USAF AT  
RAF ALCONBURY, UNITED KINGDOM

I, Ty Ayl Wells, the undersigned notary public, do hereby certify that John George Sink, Jr. and wife, Anne Elizabeth Sink, personally came before me this day, each acknowledging that he or she signed the foregoing document.

Witness my hand and notarial seal this the 23 day of January, 2025.



Ty Ayl Wells  
Notary Public  
My commission expires: sep 2028

**SEPARATE SIGNATURE PAGE TO  
NORTH CAROLINA GENERAL WARRANTY DEED**

IN WITNESS WHEREOF, Grantor has duly executed as of the 15<sup>th</sup> day of January, 2025.

Barbara Sink Lawrence (SEAL)  
BARBARA SINK LAWRENCE

Harold Dean Lawrence (SEAL)  
HAROLD DEAN LAWRENCE

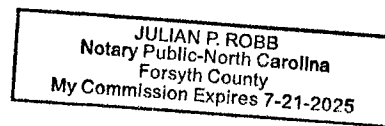
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Barbara Sink Lawrence and husband, Harold Dean Lawrence, either being personally known to me or proven by satisfactory evidence (said evidence being their drivers licenses), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 15<sup>th</sup> day of January, 2025.

Julian P. Robb  
Notary Public  
Name: Julian P. Robb  
My Commission Expires: 07/21/2025



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**TRACT 1**

Being all of that tract or parcel of land containing 41.72 acres, more or less, and known as Lot Number 3 as shown on the plat of the property of the J. A. Sink Estate, which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 148, the boundaries, courses and distances of the lines of the lot, as shown on said plat, being by this reference incorporated herein.

**TRACT 2**

Being all of that tract or parcel of land containing 57.58 acres, more or less, and known as Lot Number 4 as shown on the plat of the property of the J. A. Sink Estate, which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 148, the boundaries, courses and distances of the lines of the lot, as shown on said plat, being by this reference incorporated herein.

**SAVE AND EXCEPT FROM THE ABOVE-DESCRIBED TRACTS THE FOLLOWING:**

1. That portion of the above-described tracts conveyed by deed recorded in Book 728, Page 367, Forsyth County Registry.
2. That portion of the above-described tracts conveyed by deed recorded in Book 845, Page 314, Forsyth County Registry.
3. That portion of the above-described tracts conveyed by deed recorded in Book 865, Page 421, Forsyth County Registry.
4. That portion of the above-described tracts conveyed by deed recorded in Book 900, Page 519, Forsyth County Registry.
5. That portion of the above-described tracts conveyed by deed recorded in Book 2972, Page 2174, Forsyth County Registry.
6. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3667, Forsyth County Registry.
7. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3688, Forsyth County Registry.
8. That portion of the above-described tracts conveyed by deed recorded in Book 3644, Page 3693, Forsyth County Registry.