

**2025005152 00026**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$330.00**

PRESENTED & RECORDED  
 02/20/2025 10:02:28 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3849**  
**PG: 1029 - 1031**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: **\$330.00**

Parcel Identifier No. 6867-58-3928.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 18 day of February, 2025 by and between

**GRANTOR**

**SAMUEL GRAY THOMAS, JR. (DIVORCED)**  
**4226 GARDEN STREET, WINSTON-SALEM, NC 27105**

**GRANTEE**

**MOTIF BUILDERS LLC**  
**130 STANLEY FARM ROAD, KERNERSVILLE, NC 27284**  
**SUBJECT PROPERTY: 3698 OLD 66 CIRCLE, KERNERSVILLE, NC 27284**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by the Estate of Samuel Gray Thomas, Sr.-23E682 and by that instrument recorded in Book 1677, Page 205, Forsyth County Registry.

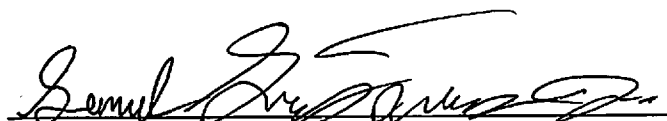
The above described property ☒ does ☐ does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"  
 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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

 (SEAL)  
SAMUEL GRAY THOMAS, JR.

\_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SAMUEL GRAY THOMAS, JR. (DIVORCED)**. Witness my hand and official stamp or seal, this 18 day of February, 2025.

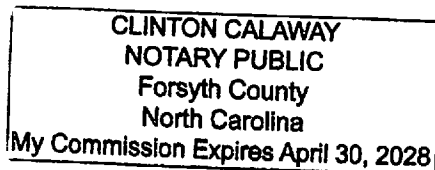
My Commission Expires:

4/30/28

  
Notary Public

Print Notary Name:

Clinton Calaway



## EXHIBIT A

BEGINNING at a existing iron stake lying at the southeast corner of Betty West Whicker Property described in Book 1503 at Page 1444 of the Forsyth County, North Carolina, Registry, said existing iron stake further lying in the western margin of the right-of-way of Old North Carolina Highway 66; thence with the southern boundary line of the said Betty West Whicker Property North 87 deg. 55' 48" West 224.16 feet to an existing iron stake, a common corner with said Whicker and further lying in the eastern boundary line of a new tract of land this date conveyed to Ruth West Vance; thence with the eastern boundary line of said Vance Property and falling in with the new eastern line of a tract of property conveyed this date to Betty West Whicker South 10 deg. 16' 24" West 184.15 feet to a new iron stake lying in the southern boundary of the Gertrude Fulp West Estate Property, a new common corner with Betty West Whicker and further lying in state road 2415; thence with the southern boundary line of the said estate property South 87 deg. 14' 08" East 256.62 feet to a P.K.Nail lying in the western margin of Old North Carolina Highway 66 and in State Road 2415 the old southeast corner of the Gertrude Fulp West Estate Property; thence North 05 deg. 14' West 121.52 feet to an existing iron stake lying in the western margin of said Highway 66 and further lying in the eastern boundary line of said estate property; thence North 10 deg. 13' East 65.50 feet to the point and place of BEGINNING; containing 0.99 acres, more or less.