

2025011290 00024

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED

04/09/2025 09:42:57 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3857**PG: 354 - 356**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 84.00

Parcel Identifier No.: 6844-98-5175.000 (Block 2643, Lot 006)

Mail tax bills to Grantee: 3715 Fentriss Drive, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: $\frac{3}{4}$ acre, Cole Road

THIS DEED made this 8 day of April, 2025 by and between,

GRANTOR	GRANTEE
JOHN SOUTHARD, INC. a North Carolina corporation	GALLERY BUILDERS, LLC a North Carolina limited liability company
Mailing Address: 448 Lawndale Drive, Winston-Salem, NC 27104	Mailing Address: 3715 Fentriss Drive, Winston-Salem, NC 27103

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

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 2232 Cole Road, Winston-Salem, NC 27107

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3763, Page 2038, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
 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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

John Southard, Inc.
a North Carolina corporation

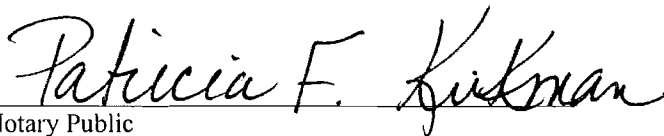
By: 

John M. Southard, President

State of North Carolina, County Forsyth

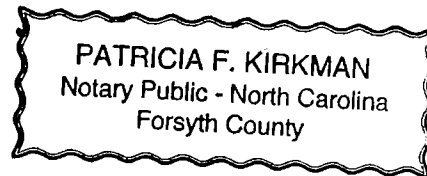
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **John M. Southard, President of John Southard, Inc.** a North Carolina corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 4-8-25



Notary Public

Patricia F. Kirkman
printed or typed name of Notary Public



My Commission Expires: 5/29/29

Exhibit A

Beginning at a point in the Western right of way line of Cole Road, the S.E. corner of Lot now or formerly owned by J.P. Rothrock and wife, Marie V. Rothrock and being the S.E. corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence with the western right of way line of said Cole Road 125 feet to a point, the N.E. corner of a lot now or formerly belonging to O.L. Swaim; thence Westwardly 262 feet to a point, the S.E corner of a lot now or formerly belonging to the Fred Swaim heirs and being the S.E. corner of Lot No. 7, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; thence Northwardly 125 feet along the eastern boundary of said Lot No. 7 to a point, the southwestern corner of lot now or formerly belonging to Clay H. Smith, being the southwestern corner of Lot No. 17, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence eastwardly 262 feet along the southern boundary line of Lot No. 17 and the southern boundary line of Lot No. 5, Block 2543 as shown on the Forsyth County Tax Map, Winston Township, to a point in the western right of way line of Cole Road and the southeast corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township, the place of beginning and containing approximately 3/4 acre, more or less, and being known and designated as Lot No. 6, Block 2643, as shown on the Forsyth County Tax Map, Winston Township, and being further identified as the identical property conveyed to C.S. Weavil by Deed from S.F. Yokley and wife, C.J. Yokley dated November 24, 1917, and recorded in Deed Book 153, at Page 301, Forsyth County Registry.

LESS AND EXCEPT so much of the above-described parcel conveyed to the City of Winston-Salem recorded in Deed Book 2891, Page 556, Forsyth County Registry.

Tax Parcel Number: 6844-98-5175.000 (Block 2643, Lot 006)

Property Address: 2232 Cole Road, Winston-Salem, NC 27107

