

2025012730 00103

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
 04/21/2025 11:06:59 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3858
 PG: 4035 - 4039

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.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6836-28-9741.000**

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 17 day of APRIL 2025 by and between

GRANTOR

PATRICIA ROCHELLE CLEMENT, UNMARRIED
2814 CLAREMONT AVE., WINSTON SALEM, NC 27105 AND
RICHARD WADELL CLEMENT aka RICHARD WADDELL CLEMENT, UNMARRIED
1105 PROGRESSIVE LN., WINSTON SALEM, NC 27101 AND
SIRVINNIE GLENN, UNMARRIED
3510 BLYSWORTH CT., E, WINSTON SALEM, NC 27106 AND
JOHN MICHAEL CLEMENT AND WIFE, MELANIE CLEMENT
264 HESTER ST., WINSTON SALEM, NC 27105 AND
SHARON HAIRSTON AND HUSBAND, RICHARD HAIRSTON
5601 NOVACK ST., WINSTON SALEM, NC 27105
ALL HEIRS OF THE ESTATE OF ESSIE WADELL MARTIN LINVILLE aka ESSIE M.
CLEMENT aka ESSIE WADDELL MARTIN LINVILLE
(24E987- FORSYTH COUNTY CLERK OF COURT, NORTH CAROLINA)

GRANTEE

DAVID COOPER AND WIFE, ERNERSTINE COOPER
PROPERTY ADDRESS: 3031 BON AIR AVE., WINSTON SALEM, NC 27105
MAILING ADDRESS: 955 LONGREEN DR., 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 ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1043, Page 1772, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 14, Page 18, and referenced within this instrument. ALSO SEE PLAT BOOK 12, PAGE 39(2).

The above-described property ☐ does ☒ 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.

Title to the property hereinabove described is subject to the following exceptions:

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.

SIGNATURE PAGES ATTACHED

Sharon Hairston (SEAL)
SHARON HAIRSTON

Richard Hairston (SEAL)
RICHARD HAIRSTON

STATE OF NC, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21 day of APRIL 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **SHARON HAIRSTON AND RICHARD HAIRSTON**

My Commission Expires: 4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway

John Michael Clement (SEAL)
JOHN MICHAEL CLEMENT

Melanie Clement (SEAL)
MELANIE CLEMENT

STATE OF NC, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of APRIL 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **JOHN MICHAEL CLEMENT AND MELANIE CLEMENT**

My Commission Expires: 4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway

Patricia Rochelle Clement (SEAL)
PATRICIA ROCHELLE CLEMENT

STATE OF NC, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of APRIL 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **PATRICIA ROCHELLE CLEMENT**

My Commission Expires: 4/30/28

Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY
 NOTARY PUBLIC
 Forsyth County
 North Carolina
 My Commission Expires April 30, 2028

STATE OF NC, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17 day of APRIL 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **RICHARD WADDELL CLEMENT**

My Commission Expires: 4/30/28

CLINTON CALAWAY
 NOTARY PUBLIC
 Forsyth County
 North Carolina
 My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway

Sirvinie Glenn (SEAL)
SIRVINNIE GLENN

STATE OF NC, COUNTY OF Forsyth

I Clinton Calaway, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 21 day of APRIL 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **SIRVINNIE GLENN**

My Commission Expires: 4/30/28

CLINTON CALAWAY
 NOTARY PUBLIC
 Forsyth County
 North Carolina
 My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway

EXHIBIT A

BEING known and designated as Lot No. 10 as shown on the map of Country Club Property, Inc., same being of record in Plat Book 14, at Page 18, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description; being also known as Lot No. 2, and a part of Lot No. 3 of Bon Air Addition, as shown in Plat Book 12, at Page 39[2], in the Office of the Register of Deeds of Forsyth County, North Carolina.