

2025013290 00052

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 04/24/2025 10:57:27 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3859

PG: 2549 - 2551

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No.: 6857-04-9862.000 and 6857-04-9941.000

Brief description for index:

Mail deed/taxes after recording to Grantee: **4386 New Walkertown Rd, Winston Salem, NC 27105**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 24th day of April, 2025 by and between

GRANTOR:

**DOUGLAS E. DONLEY and wife, CYNTHIA
J. DONLEY**

Address: 4140 Tamra Lane
 Winston Salem, NC 27101

GRANTEE:

FARRIS SHAHID (unmarried)

Address: 0 New Walkertown Road
 Winston Salem, NC 27105

and

4110 New Walkertown Road
 Winston Salem, NC 27105

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.

*All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 1880, Page 2609**, and **Book 1299, Page 1547**, Forsyth County Registry.*

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

By: *[Signature]* (SEAL)
DOUGLAS E. DONLEY

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that DOUGLAS E. DONLEY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>24th</u> day of <u>April</u> , 2025. My Commission Expires: <u>10/18/2025</u> <u>Wendy B. Miller</u> Notary Public
	By: <u><i>Cynthia J. Donley</i></u> (SEAL) CYNTHIA J. DONLEY

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that CYNTHIA J. DONLEY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>24th</u> day of <u>April</u> , 2025. My Commission Expires: <u>10/18/2025</u> <u>Wendy B. Miller</u> Notary Public
	By: <u><i>Cynthia J. Donley</i></u> (SEAL) CYNTHIA J. DONLEY

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract 1:

BEGINNING at a point in the northwest right-of-way line of New Walkertown Road, said point being southeast corner of Douglas E. Donley as described in Deed Book 1299 Page 1547. From said beginning and along said right-of-way South 25° 39' West 24.93 feet to a point in said right-of-way, thence on a new line leaving said right-of-way North 41° 51' West across Idol's tract 78.46 feet to a point in Donley's line, thence with Donley's line South 56° 05' East 71.16 feet to the point and place of Beginning. Being a triangular parcel from Idol's tract and containing 0.02 acres more or less.

PROPERTY ADDRESS: 0 NEW WALKERTOWN ROAD, WINSTON SALEM, NC 27105
PARCEL ID #: 6857-04-9862.000

Tract 2:

BEGINNING at a point in the west margin of the right of way of U.S. Highway No. 311, the new northwest corner of property of J. Willis Sell, said point being N25 degrees 39' E 154.0 feet from the center of Amber Lane, thence with the northerly line of J. Willis Sell lot N56 degrees 09' W 10.0 feet to a railroad spike, continuing N56 degrees 09' W 131.16 feet for a total distance of 141.16 feet to an iron stake in the easterly line of property of Paint Products Company; thence with said line N31 degrees 00' E 127.38 feet to an old iron stake, the southwesterly corner of lot of Fred T. Caudle; thence with line of Caudle S58 degrees 10' E 117.12 feet to an iron stake, continuing S58 degrees 10' E 10.0 feet for a total distance of 127.12 feet to a point in the west margin of said highway S25 degrees 01' W 133.27 feet to the place of BEGINNING, containing 0.40 of an acre, more or less, and being the north portion of property deeded to Willis Sell by deed recorded in Forsyth County Registry in Book No. 402 at page No. 283, also being the north portion of Lot No. 6, Block No. 3239 on Forsyth County Tax map.

This description was made from an unrecorded survey plat of the property made January 27, 1977, by Lee M. Hinshaw, R.L.S.

PROPERTY ADDRESS: 4110 NEW WALKERTOWN ROAD, WINSTON SALEM, NC 27105
PARCEL ID #: 6857-04-9941.000