

2025016076 00022FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1650.00

PRESENTED & RECORDED

05/14/2025 09:27:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3863**PG: 1536 - 1539****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$1,650.00
Parcel ID:	5874-30-8749
Mail/Box to:	Grantee
Prepared by:	Amy C. Lanning, Blanco Tackabery & Matamoros P.A. (no title examination requested or performed)
Brief description for the Index:	8320 Styers Ferry Road

Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of May 2025, by and between:

GRANTOR	GRANTEE
William Nifong, Successor Trustee under the Clyde Roy Nifong, Jr. Revocable Trust Agreement dated March 5, 1999, and William Nifong, Successor Trustee under the Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999, as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017 1801 W. Lunt Ave #A Chicago, IL 60626	Dr. John Birkedal and wife, Mary Lynn Birkedal 531 Belmeade Way Trail Lewisville, NC 27023

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 the County of FORSYTH, State of North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO.

Submitted electronically by "Kasper & Payne, 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.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2089, Page 3963, and Book 2089, Page 3968, Forsyth County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. 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: together with and subject to valid and enforceable restrictive covenants and encumbrances of record; and 2025 property taxes, not yet due and payable

[SIGNATURE PAGE FOLLOWS]

SEPARATE SIGNATURE PAGE TO NORTH CAROLINA
GENERAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed as of the date first above written.

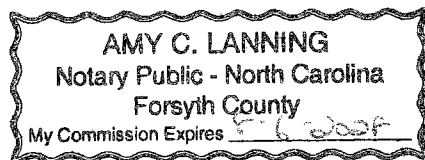
William R. Nifong, Trustee
William Nifong, Successor Trustee under the Clyde
Roy Nifong, Jr. Revocable Trust Agreement dated
March 5, 1999

William R. Nifong, Trustee
William Nifong, Successor Trustee under the Jewel
Landreth Nifong Revocable Trust Agreement dated
March 5, 1999 as amended and restated by the
Amended and Restated Jewel Landreth Nifong
Revocable Trust Agreement dated October 4, 2017

STATE OF North Carolina, COUNTY OF Forsyth

I Amy C. Lanning, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5th day of May 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): William Nifong, Successor Trustee under the Clyde Roy Nifong, Jr. Revocable Trust Agreement dated March 5, 1999 and William Nifong, Successor Trustee under the Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999 as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017.

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 8-6-2028

**EXHIBIT A TO
NORTH CAROLINA GENERAL WARRANTY DEED**

BEGINNING at an iron pin located in the southwest margin of Styers Ferry Road, said iron pin also being located in the northwest corner of Robert W. and Jacqueline Fulmer (Deed Book 1754, Page 1868, now or formerly; thence with the western line of the Fulmer property South 00° 03 minutes 14 seconds West 172.14 feet to an existing stone located in the southwest corner of the Fulmer property; thence South 86° 56 minutes 08 seconds East 1,250.06 feet to an existing iron pin located in the southeast corner of Manuel D. and Linda Holcomb (Deed Book 1368, Page 1027), now or formerly, said iron pin also being located in the western line of Cordelia Nifong Wishon and husband, Wade Wishon (Deed Book 1211, Page 1627), now or formerly; thence with the western line of the Wishon tract South 03° 52 minutes 48 seconds West 1,121.85 feet to an existing stone which marks the southwest corner of the Wishon tract, and also marks the easternmost corner of Champ M. Jones, Jr. and wife, Grace C. Jones (Deed Book 1728, Page 2440), now or formerly; thence with the northern line of the Jones tract North 86° 15 minutes 43 seconds West 1,141.67 feet to an existing iron pin; thence North 00° 07 minutes 10 seconds West 396.13 feet to an existing iron pin located in the northeast corner of Cannon E. Harper, Jr. (Deed Book 2014, Page 845), now or formerly; thence with Harper's northern line North 86° 16 minutes 36 seconds West 563.57 feet to an existing iron pin located in the eastern margin of the private right-of-way known as Holler Farm Road; thence with Holler Farm Road the following two courses and distances: (1) North 04° 49 minutes 50 seconds West 201.29 feet; (2) North 02° 13 minutes 20 seconds West 274.28 feet to an iron pin located in the southern margin of Styers Ferry Road; thence with Styers Ferry Road the following two courses and distances: (1) on a curve to the left having a radius of 533 .31 feet, a chord bearing and distance of North 63° 54 minutes 01 seconds East 213.82 feet; (2) North 52° 20 minutes 10 seconds East 462.12 feet to the point and place of BEGINNING, and containing 39.04002 acres, more or less.

These descriptions were drafted based on surveys prepared for Clyde Roy Nifong, Jr. and wife Jewal L. Nifong, dated July 30, 1999 and August 27, 1999 by Thomas A. Riccio & Associates, Thomas A. Riccio, PLS, Job Nos. 99086 and 99086-A.

Less and except the following parcel:

Beginning at an existing iron pin located South 86° 16' 36" East 563.57 feet from an existing iron pipe located at the intersection of the northwestern corner of Tax Block 4403, Lot 009W (PIN# 5874-30-1316) of the Forsyth County Tax Maps as presently constituted and the southwestern corner of Tax Block 4403 Lot 123 (PIN# 5874-30-8653) of the Forsyth County Tax Maps as presently constituted: Running thence from said beginning point South 28° 16' 25" East 466.11 feet to an iron pin set; thence North 86° 15' 43" West 220.43 feet to an existing iron pin; thence North 00° 07' 10" West 228.87 feet to an existing iron pin under a tree root and continuing North 00° 07' 10" West 167.26 feet to an existing iron pin, the point and place of Beginning.

This tract contains 1.00000 acres and is a triangular tract taken from Tax Lot 123 Block 4403 (PIN# 5874-30-8653) of the Forsyth County Tax Maps as presently constituted.

This description is taken from a survey entitled "Survey for Champ M. Jones Jr. and wife, Grace C. Jones" dated November 25, 2014, said survey was prepared by Thomas a. Riccio, Professional Land Surveyor.