

**2025037154 00034**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$100.00**

PRESENTED & RECORDED  
 10/20/2025 09:49:27 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3890****PG: 4301 - 4303**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

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Parcel Identifier No.: 6825-98-0773.000 (Block 0148, Lot 081)

Mail tax bills to Grantee: 416 Duke Street, 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: Lot 81, Section 1, West End Hotel and Land Company

THIS DEED made this 17th day of October, 2025 by and between,

<p><b>GRANTOR</b></p> <p><b>LONDON TOWN LLC</b></p> <p><b>a North Carolina limited liability company</b></p> <p>Mailing Address: 1733 Buena Vista Road, Winston-Salem, NC 27104</p>	<p><b>GRANTEE</b></p> <p><b>CYNTHIA KELLEY</b></p> <p><b>(unmarried)</b></p> <p>Mailing Address: 416 Duke Street, Winston-Salem, NC 27103</p>
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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: 819 W. Seventh Street, Winston-Salem, NC 27101

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3803, Page 3066, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 8, Page 83(2).

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.

London Town LLC  
a North Carolina limited liability company

By: William Taylor Campbell III  
William Taylor Campbell III, Manager

State of North Carolina, County of 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: **William Taylor Campbell, III, Manager of London Town LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 10-17-25

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/29

## **Exhibit A**

BEGINNING at a stake on the North side of Zeb Vance Avenue, corner of Lot No. 82, Section 1 and running northwardly with line of said Lot No. 82, 150 feet to a stake on an alley; thence with said alley easterly 70 feet to a stake, corner of Lot No. 80, Section 1, thence southwardly with line of said Lot No. 80, 150 feet to a stake on Zeb Vance Avenue; thence westwardly with line of said Avenue 70 feet to the beginning, being known and designated as Lot No. 81, Section No. 1 on the plat of the lands of the West End Hotel and Land Company, recorded in Map Book 8, Page 83 (2), Register of Deeds' office, Forsyth County, N.C., and to which reference is hereby made and being the 3rd tract described in Deed from C.A. Dobbins and wife Ruth S. Dobbins to John J. Ingle dated September, 1935, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Deed Book 380, Page 100, and being one of the parcels of property devised to Margaret B. Ingle by John Jackson Ingle under his Will which is of record in the Office of the Clerk of Superior Court of Forsyth County, N.C. and may be identified as Exhibit 4584.

Tax Parcel Number: 6825-98-0773.000 (Block 0148, Lot 081)

Property Address: 819 W. Seventh Street, Winston-Salem, NC 27101