

2022053271 00078

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$11.00

PRESENTED & RECORDED  
12/01/2022 11:11:01 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3730  
PG: 3581 - 3582

Drafted By: Bryan C. Thompson, Esq.  
Freedman Thompson Witt Ceberio & Byrd, PLLC

RECORDING TIME

This instrument prepared by Bryan C. Thompson, 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.

No Title Performed By Drafting Attorney

EXCISE TAX \$11.00

PROBATE AND FILING FEE

Tax Parcel 6824-62-3914  
Lot on Brewer Road, Tax Block 3817, Lot 16B  
Mail after recording and future tax bills to: Grantee at 1230 Old Salisbury Road, Winston-Salem NC 27127.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 28<sup>th</sup> day of November, 2022, by and between

**GRANTOR**

Martha S. Smith and husband,  
Clay K. Smith  
  
330 South Fulton Street  
Salisbury, NC 27144

**GRANTEE**

Stephen Marcus Shelton  
  
1230 Old Salisbury Road  
Winston-Salem, NC 27127

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 of the Grantor's fifty percent (50%) interest in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

BEING known and designated as Lot #16 of Tract #1 of the Estate of S.A. Brewer as shown on the Map thereof recorded in Plat Book 2, Page 14A, Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being a parcel of the real property conveyed to the Grantor and Grantee in Deed recorded in Book 3906, Page 909.

Together with and subject to all easements and restrictions of record, if any.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2022 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

Submitted electronically by "Freedman Thompson Witt Ceberio & Byrd, PLLC"  
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 herein conveyed \_\_\_\_\_ includes or  X  does not include the primary residence of the Grantor.

IN WITNESS WHEREOF the Grantor has set their hands and seals the day and year first above written.

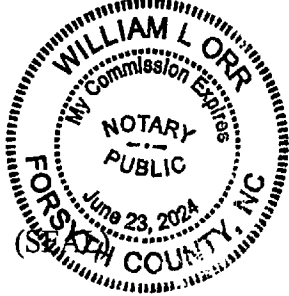
Martha S. Smith (seal)  
Martha S. Smith

Clay K. Smith (seal)  
Clay K. Smith

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, William L. Orr, a Notary Public of Forsyth County, North Carolina, certify that Martha S. Smith personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 28 day of Nov, 2022.



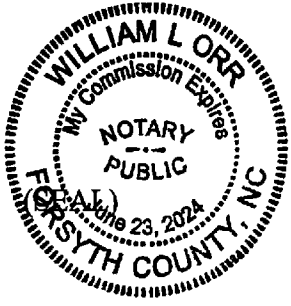
William L. Orr  
William L. Orr (print name)

My Commission Expires: June 23, 2024

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, William L. Orr, a Notary Public of Forsyth County, North Carolina, certify that Clay K. Smith personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 28 day of Nov, 2022.



William L. Orr  
William L. Orr (print name)

My Commission Expires: June 23, 2024