

2020055062 00190

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1190.00

PRESENTED & RECORDED
 12/03/2020 02:11:28 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3570**PG: 2697 - 2699**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,190.00

Parcel Identifier No.: 6816-80-3461 (Block 2957, Lot 014)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 12 Stump Tree Lane, Winston-Salem, NC 27106

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 14, Merry Acres

THIS DEED made this 2nd day of December, 2020, by and between,

GRANTOR	GRANTEE
KEITH E. WALES, JR. and wife, MARGARET A. YACOBOZZI	ROSANNE N. SIX and husband, MICHAEL R. SIX
Mailing Address: 3151 Milhaven Lake Drive, Winston-Salem, NC 27106	Mailing Address: 12 Stump Tree Lane, Winston-Salem, NC 27106

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: 12 Stump Tree Lane, Winston-Salem, NC 27106

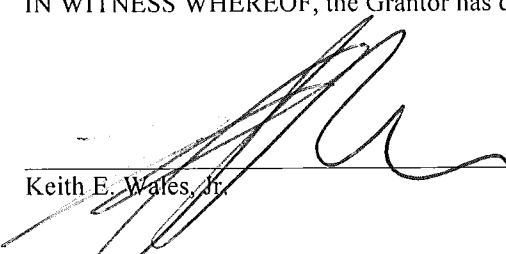
This property does include the primary residence of the Grantor.

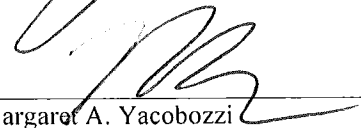
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3287, Page 1191, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 23, Page 124.

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.

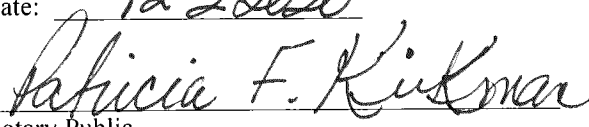
 (SEAL)
Keith E. Wales, Jr.

 (SEAL)
Margaret A. Yacobozi

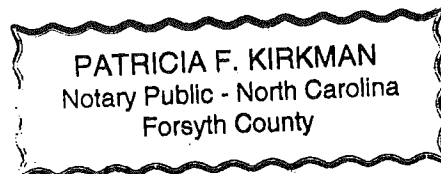
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Keith E. Wales, Jr. and, Margaret A. Yacobozi.**

Date: 12-2-2020


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24

Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 14 as shown on the map of "Block 7 and parts of Blocks 1, 2 and 8 of Merry Acres", as shown on recorded Plat recorded in Plat Book 23, at Page 124, in the office of the Register of Deeds of Forsyth County, North Carolina.

TOGETHER WITH an easement appurtenant to the above-described lands for ingress and egress over a 30 foot wide strip crossing along the common boundary line of Lots Nos. 2 and 3 and entering upon said Lot No. 14, said easement being shown as "30 foot utilities and driveway easement" on the Plat of "Blocks 7 and parts of Nos. 1, 2 and 8 of Merry Acres," recorded in Plat Book 23, at Page 124 in the office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made expressly SUBJECT TO a perpetual easement over the above-described strip for driveway purposes, which easement is and shall be appurtenant to Lots 2, 3, 13 and 14, and is exclusive to the owners of Lots 2, 3, 13 and 14 and their heirs, assigns, guests and licensees.

It is a condition of this conveyance that the parties of the second part herein, and their heirs, or assigns, are and shall hereafter be bound to pay one-fourth of the cost of repairs, maintenance and upkeep of the driveway within the easement area shown on said Plat from its northern terminus at the south edge of Fairmont Road to the north edge of the bridge across the branch on said Lots Nos. 2 and 3, and one-half of the cost of repairs, maintenance and upkeep of the bridge and of the driveway from the north edge of said bridge to its southernmost terminus.

The charges arising out of any repairs, maintenance and upkeep as hereinabove called for shall be thus shared by the owners of the property hereby conveyed with owners of Lots Nos. 2 and 3 as to the driveway area north of the bridge, and with owners of Lot No. 13 only, as to the bridge and driveway South thereof.

The charge arising out of repair, upkeep and maintenance of said bridge and driveway as above limited shall constitute a lien against the lots whose owners are required hereby to bear said expense, but the lien herein provided for shall be perfected only upon the filing of record of an instrument in writing signed by all the parties required to share the cost as to the respective area affected. In the required instrument said repairs must be authorized in the charges itemized. This lien shall be for the exclusive benefit of the owners of the lots affected hereby, but may be enforced in the same manner as provided by law for mechanics' and materialmen's liens.

The easement granted hereby subject to use for water and sewer lines serving a Lot to shown on the Plat of record.

Tax Parcel Number: 6816-80-3461 (Block 2957, Lot 014)

Property Address: 12 Stump Tree Lane, Winston-Salem, NC 27106