

2024041756 00067

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$340.00

PRESENTED & RECORDED

12/10/2024 10:18:47 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3839**PG: 3927 - 3929****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Parcel Identifier No.: 6813-26-3527.000

Mail/Box to: Sharon Welborn, 108 Snead Road, Winston Salem, NC 27103

This instrument was prepared by: David T. Kasper, 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: 0.29 Snead Road

THIS DEED made this 3 day of December, 20 24, by and between:

GRANTOR	GRANTEE
Anthony Thomas, an unmarried man	Sharon Welborn
Forwarding address: 1111 S. Marshall Street, Ste. 364 Winston Salem, NC 27101	Buyer mailing address: 108 Snead Road Winston Salem, NC 27103

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3518, Page 2603, Forsyth County Registry.

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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



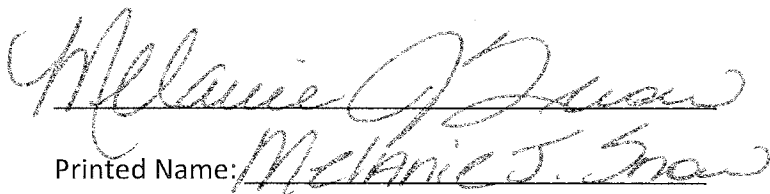
Anthony Thomas

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Anthony Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 3 day of December, 2021.



Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027



EXHIBIT A

TRACT II: Being known and designated as part of Lots # 11 and # 208, Block 4034, South Fork Township, Forsyth County, as shown of record in the Tax Supervisors office, and more particularly described as Parcel 2 on a map for Scott D. Nafe, prepared by Allied Land Surveying Co., P.A. and dated April 8, 1999 as Job No. 8348 as follows:

BEGINNING at the northeast corner of Lot 12, Block 4034 and running thence with the south line of Snead Road South $86^{\circ}00'00''$ East 70.15 feet to an iron rebar set; running thence along a new lot line South $06^{\circ}53'10''$ West 206.06 feet to an iron rebar set; running thence North $87^{\circ}35'10''$ West 54.00 feet to an iron rebar set; running thence North $02^{\circ}05'00''$ East 10.00 feet to a 1/2" existing iron rebar; running thence North $02^{\circ}24'50''$ East 193.37 feet to the Point and Place of BEGINNING.

Property Address: 108 Snead Road
Winston-Salem, NC 27103