

2020056267 00002FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$1450.00**

PRESENTED & RECORDED

12/10/2020 08:09:19 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3572**PG: 401 - 403****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1,450.00Parcel Identifier No. 6806-71-2402.000 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 9th day of December, 2020, by and between

GRANTOR

LINDA K. MOORE
5171 SHELBURNE CT.
WINSTON SALEM, NC 27104

GRANTEE

KEITH E. WALES, JR.
MARGARET A. YACOBOSZI
3151 MILHAVEN LAKE DR.
WINSTON SALEM, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of WINSTON SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1902 page 2950.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 32 page 12.

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:

Restrictive covenants recorded in BOOK 1618, PAGE 113, FORSYTH County Registry.
Easements and Restrictions of record.

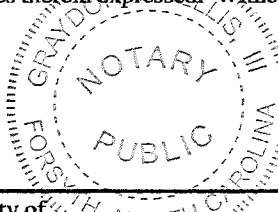
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Linda K Moore</u> (SEAL)
(Entity Name)	Print/Type Name: LINDA K. MOORE
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that LINDA K. MOORE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of December, 20 20.

My Commission Expires: 8/14/23
(Affix Seal)



Don H. Lee
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

TRACT 1:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 8 ON A PLAT ENTITLED "MILHAVEN" AS RECORDED IN PLAT BOOK 32 AT PAGES 11 AND 12, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TRACT 2:

BEGINNING at an existing iron pipe, said iron pipe being the northeastern corner of the Robert E. Moore property known as Lot 8 of MILHAVEN (see Plat Book 32, page 12 of the Forsyth County Registry) and the northwestern corner of The White Birch Trust, formerly, Gary W. Cole, property known as Lot 7 of MILHAVEN (see Plat Book 32, pages 11 and 12 of the Forsyth County Registry); running thence on a new line through The White Birch Trust property South $37^{\circ} 22' 46''$ West 167.15 feet to a new iron pipe in the southern boundary line of The White Birch Trust property; thence along The White Birch Trust southern property line North $03^{\circ} 14' 14''$ West 16.62 feet to an existing iron pipe and being the southeast corner of the Robert E. Moore property; thence along the old Robert E. Moore eastern property line North $41^{\circ} 23' 03''$ East 154.92 feet to the point and place of BEGINNING, and being a triangular portion of Lot 7 according to a survey of the property of Robert E. Moore and wife, Linda K. Moore by Larry L. Callahan, L-2499, last revised 2/29/96, together with all rights and easements appurtenant to this portion of Lot 7 as set forth in the Declaration of Restrictive Covenants, Conditions and Restrictions recorded in Book 1618 at page 113 of the Forsyth County Registry.