

2023004072 00011

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$640.00

PRESENTED & RECORDED
02/08/2023 08:39:53 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3739
PG: 3237 - 3239

No opinion on title is expressed or implied by the preparer of this document.

Parcel Identifier Number: 6825-88-1546.000

Excise Tax: \$640.00

This instrument was prepared by, James Y. Faust, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon closing.

Return to: William W. Cameron III, 2734 Spring Garden Rd., Winston-Salem, NC 27106

Brief description for index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of February, 2023, by and between

GRANTOR	GRANTEE
DENSON G. HAUSER III AKA DENSON G. HAUSER and spouse, DARREN G. LOWE 4247 NC 8 Hwy S. Walnut Cove, NC 27052	WILLIAM W. CAMERON III (Married) 2734 Spring Garden Rd. 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.

submitted electronically by "James Y. Faust, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

TRACT ONE: BEGINNING on the south side of West End Boulevard 180 feet west of the southwest intersection of Manly Street and West End Boulevard; running thence South 15 deg. 42 min. East 51.4 feet to an iron stake; thence along a new line parallel to the right of way line of West End Boulevard South 65 deg. 37 min. West 56.13 feet, more or less, to an iron stake; thence along another new line North 25 deg. 40 min. West 50.6 feet to an iron stake on the south side of West End Boulevard North 65 deg. 37 min. East 65.5 feet to the point and place of BEGINNING, same being a portion of Tax Lot 108, Tax Block 135 as set out upon the Tax Maps in the office of the County-City Tax Supervisor as they are presently constituted and being a portion of that property conveyed by deed recorded in Deed Book 632, Page 100, in the office of the Register of Deeds of Forsyth County, North Carolina.

TRACT TWO: BEGINNING at an old iron in the south line of West End Boulevard, said iron being South 65 deg. West 197.5 feet from the southwest corner of the intersection of West End Boulevard and Manley Street and said beginning point being the northwest corner of the lot formerly owned by W. B. Hawkins as shown on a plat prepared by J. E. Ellerbe September 10, 1928; running thence along the south line of West End Boulevard North 65 deg. East 85 feet to a point; thence on a new line South 15 deg. 40 min. East to a new corner in the south line of said lot formerly the property of W. B. Hawkins; thence along said south line, South 72 deg. 30 min. West to the southeast corner of said lot formerly owned by W. B. Hawkins; thence along the west line of said lot North 15 deg. 40 min. West 40 feet to the place of BEGINNING, the same being a part of the property conveyed to John F. Longinotti and wife, Marilouise M. Longinotti by deed recorded in Deed Book 1013, at page 921, in the Forsyth County Registry.

The property herein described was acquired by Grantor by instrument recorded as follows:

Deed Book 3625, page 2207, Forsyth County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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, 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 except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

The above property is subject to any and all easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Denson G. Hauser III (SEAL)
Denson G. Hauser III

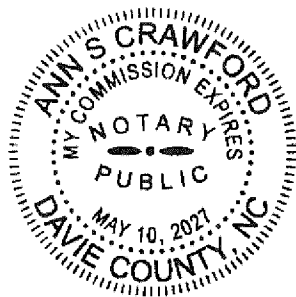
Darren G. Lowe (SEAL)
Darren G. Lowe

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Denson G. Hauser III and spouse, Darren G. Lowe, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 2ND day of February, 2023.



Ann S. Crawford
Notary Public

My Commission Expires: 05.10.2027