

2019011301 00092

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

\$290.00

PRESENTED & RECORDED

04/01/2019 01:33:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3452

PG: 4169 - 4170

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$290.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6807-88-7728.000

Mail after recording to: Grantee at: 3743 Crosland Road, Winston-Salem, NC 27106

NO TITLE SEARCH PERFORMED OR REQUESTED

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 29 day of March, 2019 by and between

GRANTOR

JOHN SOUTHARD, INC.
a North Carolina corporation

2601 Reynolds Drive
Winston-Salem, NC 27104

GRANTEE

Mary Thomas Kaylor

Property Address:
3743 Crosland Road
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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 21 of Oldtown Heights, Section 1, as per Plat thereof recorded in Plat Book 16, Page 184 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Law Office of Clint Calaway"
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 hereinabove described was acquired by Grantor by instrument recorded in Book 3419, Page 2314-2315, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 16, Page 184, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the 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, 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 except for the exceptions hereinafter stated.

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

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 officer(s), the day and year first above written.

(ENTITY NAME) John Southard, Inc. _____ (SEAL)
By: _____ (SEAL)
Title: John Southard, President
By: _____ (SEAL)
Title: _____

State of North Carolina

County of Forsyth

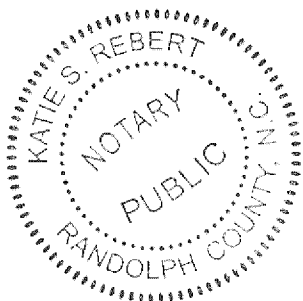
I, the undersigned Notary Public of the County and State aforesaid, certify that John Southard personally came before me this day and acknowledged that he is the President of John Southard Inc., a North Carolina corporation, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 29th day of March, 2019.

My Commission Expires:

10-23-2021

(SEAL)



Katie S. Rebert
Notary Public
Katie S. Rebert
Printed Name of Notary