

**2019013730 00218**

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

**\$20.00**

PRESENTED & RECORDED

04/16/2019 04:14:56 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3455**

**PG: 1628 - 1630**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$20.00

Parcel Identifier Number: 6847-68-0447OR0459OR0542 Tax ID or Block & Lot: BLOCK 2273 LOT 004A

Mail/Box to: Grantee at 210 Wicklow Road, Winston Salem, NC 27106

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 4 of Perry Property

THIS DEED made this April 15, 2019 by and between

GRANTOR	GRANTEE
Melvin R Corns by and through Billie Ann T Corns as Attorney in Fact as per the attached Exhibit A, and spouse, Billie Ann T Corns	Old Walkertown 5050 Estate Trust
Grantor Address:	Buyer Address:
4508 Oak Ridge Road Winston Salem, NC 27105	210 Wicklow Road Winston Salem, NC 27106
	Property Address:
	5050 Old Walkertown Road Winston Salem, NC 27105

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot Number 4 as shown on the Map of the PERRY PROPERTY, recorded in Plat Book 2 at Page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1725, Page 2044.

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:

\_\_\_ / \_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

Melvin R. Corns by Billie Ann T. Corns (SEAL)  
Melvin R Corns by Billie Ann T Corns, Attorney in Fact

Billie Ann T. Corns (SEAL)  
Billie Ann T Corns



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Billie Ann T Corns, as self and as Attorney in Fact for Melvin R Corns as recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of Forsyth County, personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 15 day of April, 2019.

My Commission Expires: 10/3/22

Brian H. Elam  
Brian H. Elam, Notary Public

**EXHIBIT A  
AFFIDAVIT OF ATTORNEY-IN-FACT  
(Pursuant to N.C.G.S. 32A-40)**

STATE OF NC

COUNTY OF Forsyth

The undersigned does hereby state and affirm the following:

- (1) Billie Ann T. Corns, undersigned, is the person named as Attorney-in-Fact in the Power of Attorney executed by Melvin Ray Corns ("Principal") on 4/15/19 (the "Power of Attorney").
- (2) the Power of Attorney is currently exercisable by the undersigned.
- (3) The undersigned has no actual knowledge of any of the following:
  - a. The Principal is deceased.
  - b. The Power of Attorney has been revoked or terminated, partially or otherwise.
  - c. The Principal lacked the understanding and capacity to make and communicate decisions regarding his estate and person at the time the Power of Attorney was executed.
  - d. The Power of Attorney was not properly executed and is not a legal, valid power of attorney.
- (4) The undersigned agrees not to exercise any powers granted under the Power of Attorney if the undersigned becomes aware that the Principal is deceased or has revoked such powers.

This is the 15 day of April, 2019.

X Billie Ann T. Corns (SEAL))

Printed or Typed Name: Billie Ann T. Corns

Attorney-in-Fact for: Melvin Ray Corns

State of NC

County of Forsyth

Signed and sworn to (or affirmed) before me this day by Billie Ann T. Corns, and I certify that each of the aforesaid person(s) personally appeared before me this day acknowledging to me that he or she signed the foregoing document.

Date: 4/16/19  
[Signature]  
BRIAN H. ELAM, Notary Public

Notary's Printed or Typed Name

Commission Expires: 10/3/22

