



2020002750 00199

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-21-2020 03:32:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3503

PG: 4434-4436

Box 36 Craige Jenkins

STATE OF NORTH CAROLINA) DEED ESTABLISHING JOINT
) TENANCY WITH RIGHT OF
 COUNTY OF FORSYTH) SURVIVORSHIP


Drafted by Aimee L. Smith, Attorney
 & return to: Craige Jenkins Liipfert & Walker LLP
 110 Oakwood Drive, Suite 300
 Winston-Salem, NC 27103

Excise Tax: \$0

Grantor Name and Address
 Mary F. Lambeth
 2411 Cross Vine Lane
 Winston-Salem, NC 27103

Grantee Name and Address
 Mary F. Lambeth (99%) and
 Jimmy L. Dowell, Jr. (1%)
 2411 Cross Vine Lane
 Winston-Salem, NC 27103

As joint tenants with right of survivorship

 If initialed, the property includes the primary residence of at least one of the grantors.

THIS DEED, made this 20th day of January, 2020, by and between Mary F. Lambeth (hereinafter called "Grantor") and Mary F. Lambeth (a 99% interest) and Jimmy L. Dowell, Jr. (a 1% interest), as joint tenants with right of survivorship (hereinafter called "Grantees").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantees and their heirs, successors and assigns, in fee simple and as joint tenants with right of survivorship, their respective interests (the 1% interest of Jimmy L. Dowell, Jr., and the 99% interest of Mary F. Lambeth) in that certain tract or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Unit No. 5-A on the final plat for as built Building 5, Hillcrest Towne Center, Section 6, Phase 1, as recorded in Plat Book 53, Page 155, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 2411 Cross Vine Lane, Winston-Salem, NC 27103

PIN No. 6804-61-9468.00

Tax Lot 005A of Forsyth County Block 6618

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantees in fee simple and as joint tenants with right of survivorship.

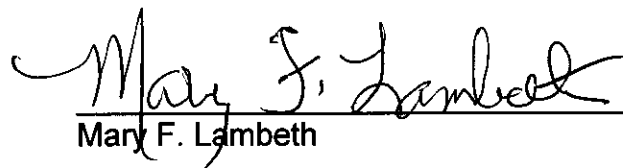
AND the Grantor covenants with the Grantees that the Grantor is seized of her interest in the premises in fee simple, that she has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against 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:

1. Grantees take their respective interests in the above-described property subject to:

- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any; and
- d. City/County ad valorem tax for 2020.

2. Grantees and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

 (SEAL)
Mary F. Lambeth

NORTH CAROLINA)
)
FORSYTH COUNTY)

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary F. Lambeth, Grantor.

Witness my hand and official seal, this 20th day of January, 2020.

Lisa D. Ashworth
Official Signature of Notary Public

(Official Seal)

Lisa D. Ashworth
(Printed Name)

My commission expires: 9-23-2020

