

2020014241 00163FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$90.00**

PRESENTED & RECORDED

04/09/2020 01:54:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3517**PG: 4209 - 4210****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$90.00

Parcel Identifier No. 6834-96-0153.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 3909 Gracemont Drive Winston-Salem, NC 27106

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: East Side of Urban Street, Lot 103, Block 741, Forsyth County, North Carolina

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

GRANTOR	GRANTEE
LAWRENCE M. GODFREY, WIDOW	PHILLIP E. POORE AND WIFE
FORWARDING ADDRESS:	VICTORIA A. POORE
	PROPERTY ADDRESS:
PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/>	<u>2213 URBAN STREET</u>
GRANTOR'S PRIMARY RESIDENCE	<u>WINSTON SALEM, NC 27107</u>

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 **FORSYTH** County, North Carolina and more particularly described as follows:

Situated on the East side of Urban Street, Winston-Salem, NC BEGINNING at an iron stake at the southeast intersection of Urban Street and an alley. Said stake being 254.2 feet North of E. Sprague Street and being the Northwest corner of Lot 103 as shown on block 741 on tax map of Forsyth County, NC running thence eastwardly along the south side of said alley 150 feet to an iron stake, the intersection of another alley; thence southwardly along the west side of an alley 50 feet to an iron stake; thence another alley; thence westwardly 150 feet to an iron stake in the east side of Urban Street, the northwest corner of Lot 104; thence Northwardly 50 feet to the place of Beginning.

Property Address: 2213 Urban Street, Winston-Salem, NC 27107

Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2020 and subsequent years.

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

Lawrence M. Godfrey (SEAL)
LAWRENCE M. GODFREY

State of North Carolina - County of Forsyth
I, Heather J. Kiger, a Notary Public of Forsyth County, State of North Carolina, certify that **LAWRENCE M. GODFREY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 9 day of April, 2020.

(SEAL)

[Signature] Notary Public
My Commission Expires: 8-16-22

