



2020043033 00059

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-28-2020 09:31:11 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPT

BK: RE 3554

PG: 3214-3215

TAX ID NUMBERS: 6910-77-2937.000

PREPARED BY: David A. Wallace

ENVELOPE

Excise Tax \$ NTC

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

This conveyance does not include the primary residence of the Grantor

THIS DEED made this day of September, 2020 by **Theodore Goode** and wife, **Betty Blount** (hereinafter referred to as "Grantor") to **Timothy M. Flinchum** (hereinafter referred to as "Grantee"). Betty Blount joins in the execution of this deed only to release their marital interest in the property and not for purposes of warranty.

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.

That the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in Forsyth County described as follows:

BEING KNOWN AND DESIGNATED as Lot 7 Block 9 as shown on the Plat of the property of Z. B. Bitting known as "SOUTHEAST ADDITION TO RURAL HALL, N. C." as recorded in Plat Book 89 at Pages 584 and 585 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby given for a more particular description. The same being a rectangular lot 50 feet by 100 feet located on and fronting 50 feet on Pine Street.

0 Pine Street, Rural Hall, NC 27045

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 herein above described is subject to the following exceptions: Easements and restrictions of record and delinquent ad valorem taxes which the Grantee herein shall pay upon acceptance of this deed. Grantor Theodore Goode further affirms that he is the sole heir of Arthur Conrad, who was deed the property on December 23, 1916 in Deed Book 150 at Page 153.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals as of the day and year stated below.

Theodore Goode Seal
Theodore Goode

Betty Blount (SEAL)
Betty Blount

STATE OF Ohio - County of Franklin

I, Tyrell Hall, a Notary Public of Franklin County, State aforesaid certify that Theodore Goode and Betty Blount personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of September 2020.

Tyrell Hall
, Notary Public

My Commission Expires: 10-25-2024

Seal



TYRELL HALL
Notary Public, State of Ohio
My Commission Expires
October 25, 2024