

2020047782 00072

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$580.00
 PRESENTED & RECORDED
 10/23/2020 10:57:05 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3560
PG: 4331 - 4333

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$580.00

Parcel Identifier No.: 6825-97-1865 (Block 0136, Lot 105)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 258 West End Blvd, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 258 West End Boulevard

THIS DEED made this 19th day of October, 2020, by and between,

GRANTOR	GRANTEE
WILLIAM BRADFORD COLLINS (unmarried) Mailing Address: 1106 Euclid Avenue, Apt. 223, Charlotte, NC 28203	JERI FORSTER (a/k/a Jeri Erica Forster) Mailing Address: 258 West End Boulevard, Winston-Salem, NC 27101

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:

See legal description attached hereto as Exhibit A and incorporated herein by reference.

Property Address: 258 West End Boulevard, Winston-Salem, NC 27101

This property _____ does / _____ does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3254, Page 2700, Forsyth County Registry. A map showing the above described property is recorded in Plat Book, Page.

submitted electronically by "Kangur & Porter, LLP"
 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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

 (SEAL)
William Bradford Collins

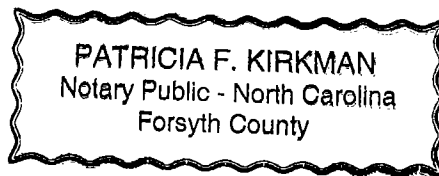
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **William Bradford Collins.**

Date: 10-19-2020


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24

EXHIBIT A

BEGINNING at an iron pipe in the southwest margin of West End Boulevard, formerly C.M. Norfleet's northwest corner; and runs in a northwestwardly direction with said Boulevard 111.3 feet to an iron stake, formerly G.F. Hinshaw's corner; thence southwardly with said Hinshaw's east line 123 feet to an iron pipe in an alley; thence eastwardly with the north margin of said alley 25 feet to an iron pipe, said Norfleet's corner; thence in a northeastwardly direction with said Norfleet's line 100 feet, more or less, to the place of **BEGINNING** and being the identical property described in deed recorded at Book 1445, Page 1291, Forsyth County Registry.

FOR FURTHER REFERENCE this is that same property described in the deed recorded at Book 2032, Page 1860 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6825-97-1865.00 and Tax Block 0136, Lot 105 in the office of the Forsyth County Tax Assessor.