

2020057392 00191

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

\$31.00

PRESENTED & RECORDED

12/15/2020 02:58:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3573

PG: 2378 - 2380

Prepared By And Send To: Attorney Mark E. Randolph, 402 Upton Street, Winston Salem, NC 27103

Stamps \$31.00

20-00-535

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

)

THIS DEED made this 15th day of December 2020, by and between **Alvin Carlisle and wife, Stephanie L. Drake**, whose mailing address is 4050 Ivy Bluff Trail, Winston-Salem, NC 27106, **GRANTOR(S)**; and **CMH Homes, Inc.**, a Tennessee Corporation, whose address is 5000 Clayton Road, Maryville, TN 37804, **GRANTEE**.

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 Exhibit A attached hereto and incorporated herein by reference.

Property Address: TBD Parrish Rd., Winston Salem, NC 27105

Parcel Number: 6846-77-2296.000

The property conveyed herein does not include the primary residence of the Grantor.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Alvin Carlisle (SEAL)
Alvin Carlisle

Stephanie L. Drake (SEAL)
Stephanie L. Drake

STATE OF NORTH CAROLINA)
)
Forsyth COUNTY)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated:
Alvin Carlisle and Stephanie L. Drake.

Witness my hand and official stamp or seal, this 15 th day of December 2020.

Sandra K Conaway
Notary Public

My commission expires: 01/22/2021

(SEAL)

SANDRA K CONAWAY
NOTARY PUBLIC
DAVIDSON COUNTY, NC
My Commission Expires 01/22/2021

EXHIBIT A

BEGINNING at a railroad spike located in the center of Parrish Road, said railroad spike being located at the southeast corner of the property conveyed to Paul L. Parrish and wife by deed recorded in Deed Book 707, Page 266 in the Office of the Register of Deeds of Forsyth County, N.C.; running thence from said beginning point in the right of way of Parrish Road, South 05 deg. 23' 33" West 128.80 feet to an iron stake, said iron stake being located at the northeast corner of Ralph Woodall property described in Deed Book 572, Page 125; running thence North 89 deg. 20' 14" West 16.04 feet and continuing on the same course with the north line of said Woodall property an additional 256.16 feet for a total of 272.20 feet to an iron stake; running thence North 00 deg. 38' 00" East 283.93 feet to an iron stake; running thence South 88 deg. 11' 04" East 71.04 feet to an iron stake located at the present northwest corner of Paul L. Parrish and wife property; running thence with their property, South 01 deg. 48' 56" West 149.85 feet to an iron stake and South 88 deg. 11' 04" East 215.0 feet to the point and place of Beginning. Containing 1.0754 acres more or less, as shown on survey prepared for William Parrish Estate by Richard Howard Surveying Co., dated June 23, 1987. Being a part of the property described in Deed Book 165, Page 172.

skc