

2020059992 00304

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
12/30/2020 04:36:17 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3577

PG: 771 - 773

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Taxable Consideration

Tax Parcel Identification Number: 6846-12-3615.000

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

NO TITLE SEARCH PERFORMED OR REQUESTED

Return to: Craige Jenkins Liipfert & Walker, LLP, 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: P.O. Box 242, Welcome, NC 27374

Property Address: 1456 Douglas Street, Winston-Salem, NC 27105

Brief description for the Index: Lot No. 227, Map of Fourteenth Street Development

THIS DEED made this 23rd day of December, 2020 by and between

GRANTOR

KEVIN E. DAVIS and wife,
JENNIFER DAVIS

4126 Shattalon Drive
Winston-Salem, NC 27106

GRANTEE

HONAKER REAL ESTATE HOLDINGS, LLC

P.O. Box 242
Welcome, NC 27374

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

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3095 Page 3621, Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2020 property taxes.

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

[Signature] (SEAL)
KEVIN E. DAVIS

[Signature] (SEAL)
JENNIFER DAVIS

STATE OF North Carolina

COUNTY OF Forsyth

I, Ashley Deese, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Kevin E. Davis and wife, Jennifer Davis either being personally known to me or proven by satisfactory evidence (said evidence being driving license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of December, 2020.

Ashley Deese
Notary Public
Name: Ashley Deese
My Commission Expires: 7/21/25

Ashley Deese
Notary Public-North Carolina
Forsyth County
My Commission Expires 7/21/25

EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot No. 227 as shown on map of Fourteenth Street Development Company as record in Plat Book 2, Page 32A, Register of Deeds of Forsyth County, North Carolina, also see Book of Deeds No. 249 Page 132 and Book 376 Page 253.