

2021005771 00106FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$500.00**

PRESENTED & RECORDED

02/04/2021 01:09:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3584**PG: 3785 - 3788****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$500.00**Tax Parcel Identification Number:** 6816-60-1839.000

This instrument was prepared by: Julian P. Robb, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 2948 Reynolds Square, Winston-Salem, NC 27106**Property Address:** 2948 Reynolds Square, Winston-Salem, NC 27106

Brief description for the Index: Lot 9, Reynolds Square

THIS DEED made this 3rd day of February, 2021 by and between**GRANTOR**AMY COLE, Legally Separated; and;
BRIAN WEISNER and wife,
CINDY WEISNER305 Branbury Road
Winston-Salem, NC 27104**GRANTEE**RODERICK E. MCCALLUM
and spouse,
KATHRYN A. MCCALLUM2948 Reynolds Square
Winston-Salem, NC 27106

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

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.

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

For back title reference, see the deed recorded in Book 3099, Page 2418, 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 valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

Robert L Weisner (SEAL)

AMY-COLE by Robert Weisner, Agent

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Ailee Ballard, a Notary Public for said County and State, do hereby certify that Robert Weisner, Agent for Amy Cole, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Amy Cole, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 3583, Page 871, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Robert Weisner acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Amy Cole.

Witness my hand and official seal, this the 3rd day of February, 2021.

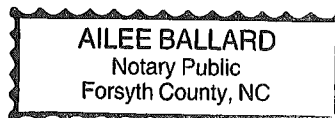
AEB

Ailee Ballard

Notary Public

Notary's Printed Name: Ailee Ballard

My commission expires: December 20, 2022



Brian J. Weisner
BRIAN WEISNER

(SEAL)

Cindy Weisner
CINDY WEISNER

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Ailee Ballard, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Brian Weisner and wife, Cindy Weisner, either being personally known to me or proven by satisfactory evidence (said evidence being driver 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 3rd day of February, 2021.

Ailee Ballard

Notary Public

Name: Ailee Ballard

My Commission Expires: December 20, 2022

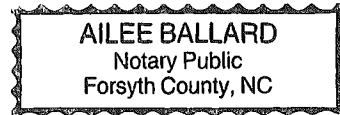


EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot 9 as shown on the plat of Reynolds Square as recorded in Plat Book 42, Page 83, and revised in Plat Book 42, Page 157, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.