



2021008534 00097

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$40.00

PRESENTED & RECORDED:  
02-22-2021 09:42:37 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3588  
PG: 977-979

GENERAL WARRANTY DEED

Excise Tax: \$ 40

Tax Parcel ID No. 6837-77-7771.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the 7 day of JANUARY, 2021, by and between

GRANTOR: Maurice Evans, unmarried  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as Grantor) and

GRANTEE: Kerry D. Smith  
whose mailing address is 4724 Old Rural Hall Rd., Winston-Salem, NC 27105  
(herein referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3534, Page 4366-4368, and being reflected on plat(s) recorded in Map/Plat Book 12, page/slide 70.

All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Maurice Evans (SEAL)  
Print/Type Name & Title: Maurice Evans

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of NC  
County of FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

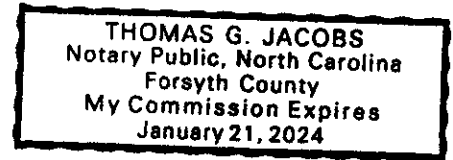
Maurice Evans  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 1/7/2021

Thomas G. Jacobs  
THOMAS G. JACOBS Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
1/21/2024

(Official/Notarial Seal)



State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

(Official/Notarial Seal)

## Exhibit A

Beginning at a stake on the West side of Old Rural Hall Road, being the Northeast corner of Lot No 8, and also being the corner of the Old Rural Hall Road and Wooded Avenue; running thence Westwardly along the Northern line of Lot No. 6, 190 feet to a stake, being the Northwest corner of Lot No. 6, and the Northeast corner of Lot No. 11; running thence Northwardly along the rear lines of Lots Nos. 10 and 9, 60 feet to a stake in the South line of Wooded Avenue; running thence 190 feet along the South line of Wooded Avenue to the point of Beginning, being know and designated as Lots 7 and 8 according to the Map or Plat of Cox Estate, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, page 70.

## Trace 2:

Beginning at a stake on the West side of Old Rural Hall Road at the Northeast corner of Lot No. 5, and runs Northwardly with the West side of the Old Rural Hall Road 30 feet to a stone, the Southeast corner of Lot No. 7, thence Westwardly with the South lien of Lot No. 7, 190 feet to a stake, the Southwest corner of Lot No. 7, thence Southwardly 30 feet to a stake, the Northwest corner of Lot No. 5, thence Eastwardly with the North line of Lot No. 5, 190 feet to the beginning corner of the West side of Old Rural Hall Road, being known and designated as Lot No. 6, according to the map or plat recorded in the Office of the Register of Deeds of Forsyth County, NC, Plat Book 12, page 70.

The same also transferred to Grantor by General Warranty Deed in the Office of the Register of Deeds of Forsyth County, NC Book RE 3123, pages 3181-3182.

And the said Grantors covenant with the Grantee that the Grantors are seized of the property conveyed herein in fee simple, have a right to convey the same, that the title to the property is marketable and free and clear of all encumbrances except for 2020 property, taxes, public utilities which are visible or of record and restrictive covenants and deed of trust lien of record, and that they will forever warrant and defend the title thereto against the lawful claims of all persons, subject to the exceptions listed herein.