

2021015175 00265FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$918.00**

PRESENTED & RECORDED

03/25/2021 04:51:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3596**PG: 3954 - 3956****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$918.00

Primary Residence: Yes

Parcel Identifier No. 6835-24-9526.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, Attorney at Law, 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 24th day of March, 2020, by and between**GRANTOR**LISA M. AIKEN,
SEPARATED
4564 SHAWTOWN ROAD
ENNICE, NC 28623**GRANTEE**JAMES HOWARD KELLY, III,
UNMARRIED
AND
LOUISE RANKIN KELLY,
MARRIED
AS JOINT TENANTS WITH
RIGHTS OF SURVIVORSHIP
319 S. MAIN STREET
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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3547, Page 1017.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981James Williams & Co., Inc.
www.JamesWilliams.comSubmitted electronically by "The Law Offices of Randall L. Perry, PLLC"
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:

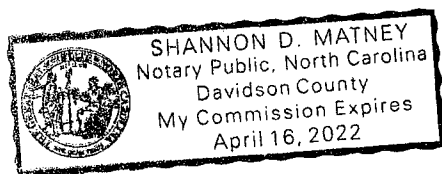
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Lisa M. Aiken (SEAL)
LISA M. AIKEN

State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that LISA M. AIKEN personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principals' photograph in the form of a driver's license, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 25th day of March, 2020.



Shannon D. Matney
Shannon D. Matney, Notary Public

My Commission Expires:

April 16, 2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron pipe found marking the Southeast corner of that tract of land conveyed to Mary A. Leight, as described in Deed Book 1656, Page 3289, Forsyth County Registry, and said iron pipe marking the Northeast corner of the tract herein described; thence from said BEGINNING point South 2° 40' 40" West 80.52 Feet to an iron pipe; thence North 87° 30' 00" West 179.29 Feet to an iron pipe found in the Eastern right of way of Main Street; thence following the Eastern right of way of Main Street, North 2° 10' 50" East 78.40 Feet to a nail placed in the Northern right of way of Main Street; thence South 88° 10' 30" East 179.98 Feet to a point and place of BEGINNING. Containing 0.328 Acres as shown on the survey dated August 2, 2001, by William Franklin Tatum, P.L.S.

**Property Address: 319 S. Main Street
Winston-Salem, NC 27101**