

2021020018 00206FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$46.00

PRESENTED & RECORDED

04/19/2021 03:03:06 PM

LYNNE JOHNSON
REGISTER OF DEEDSBY: ANGELA BOOE
DPTY**BK: RE 3603****PG: 417 - 421****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$46.00

Parcel Identifier No. 6867-14-1841

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.
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: .77 acres more or less along Darrow Road

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

GRANTOR	GRANTEE
<p>Bart Eugene Allen and wife, Linda Sue Lyons McDonald Allen</p> <p>Grantor Address:</p>	<p>Stephen L. Warden and wife, Shannon P. Warden</p> <p>Property Address: 2095 Darrow Road Winston-Salem, NC 27101</p>

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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

Subject property was acquired by Joyce E. Allen on or about April 27, 2017 by instrument recorded in the office of the Forsyth County Register of Deeds in Book 3343, at Page 4042. Joyce E. Allen died intestate on or about August 6, 2020 (reference Forsyth County, NC Death Certificate Book 129 at Page 3650). Bart

submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Eugene Allen is the sole intestate heir of Joyce E. Allen. Grantee takes title to the subject property subject to valid, enforceable claims against the unadministered Estate of Joyce E. Allen.

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, rights of way, and other restrictions of record.

(signatures to follow)

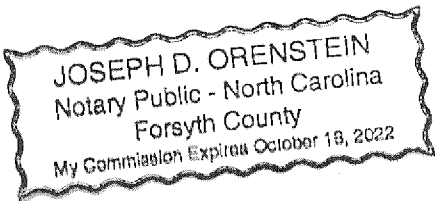
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bart Eugene Allen (SEAL)
Bart Eugene Allen

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Bart Eugene Allen personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 7th day of April, 2021.



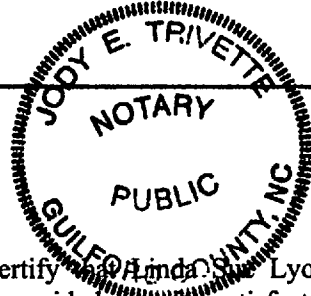
[Signature]
Joseph D. Orenstein Notary Public
My commission expires: 10/18/2022

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

Linda Sue Lyons McDonald Allen
(SEAL)

Linda Sue Lyons McDonald Allen

STATE OF North Carolina
COUNTY OF Forsyth



I, the undersigned Notary Public, do hereby certify that Linda Sue Lyons McDonald Allen personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 16 day of April, 2021.

Jody E. Trivette

Notary Public

My commission expires: 03/24/2026

Exhibit "A"**Property of Stephen L. Warden and Shannon P. Warden, husband and wife
2095 Darrow Road**

BEGINNING at an iron pipe in the South line of Tract No. 1 as shown on Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry, said beginning point being N. 87° 17' W. 410.09 ft. from the N.E. corner of Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, Page 106, Forsyth County Registry, and running thence from said beginning point, a new line S. 46° 50' E. 12.10 ft. to an iron pipe, a new corner; thence another new line with Mabel S. Crutchfield, Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry, S. 43° 10' W. 187.35 ft. to an iron pipe, a new corner; thence another new line with said Mabel S. Crutchfield, Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry N. 46° 50' W. 180 ft. to an iron pipe, a new corner in the right of way margin of Old Belews Creek Road; thence with the right of way margin of said road N. 43° 10' E. 187.35 ft. to an iron pipe, a new corner; thence a new line with Lucy S. Guys, Tract No. 1, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry S. 46° 50' E. 167.90 ft. to the place of BEGINNING, containing .77 of an acre, more or less, as surveyed by Otis A. Jones, Registered Surveyor, July 21, 1972 and being carved from the Southern Portion of Tract No. 1 of the Martha Stafford Lands and the Northern portion of Tract No. 3 of the Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3343, Page 4042, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6867-14-1841 on the Forsyth County Tax Maps.