

2021021458 00246

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1160.00

PRESENTED & RECORDED
 04/26/2021 04:18:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3604**PG: 4017 - 4019**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,160.00

Parcel Identifier No.: 6835-24-9349 (Block 0558, Lot 105)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 331 S. Main Street, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., 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: 331 S. Main Street

THIS DEED made this 23rd day of April, 2021, by and between,

GRANTOR	GRANTEE
JEFFREY SOWERS and wife, KELLY GREEN SOWERS Mailing Address: PO Box 401, Newton, NC 28658	JAMES RUSSELL RUTHERFORD (unmarried) and ANNA GRAY SMITH (unmarried) as joint tenants with right of survivorship Mailing Address: 331 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 331 S. Main Street, Winston-Salem, NC 27101

The property does include the primary residence of the Grantor.

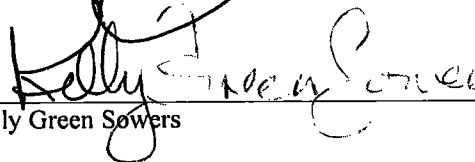
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2657, Page 4091, Forsyth County Registry.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

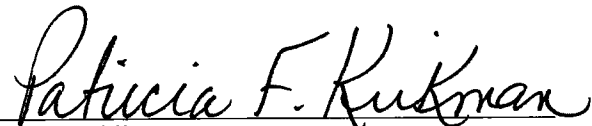

 _____ (SEAL)
 Jeffrey Sowers


 _____ (SEAL)
 Kelly Green Sowers

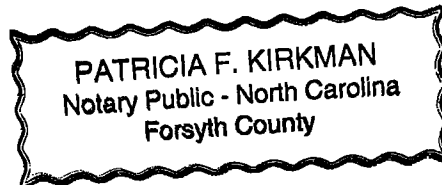
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jeffrey Sowers and, Kelly Green Sowers.**

Date: 4.23.21


 Notary Public

Patricia F Kirkman
 printed or typed name of notary public



My Commission Expires: 5.29.24

Exhibit A

BEGINNING at an iron in the East right-of-way line of Main Street at the Southwest corner of property described in Deed recorded in Book 1561, Page 343, Forsyth County, North Carolina Registry; running thence with the South line of said property North 86 degrees 45' East 178.8 feet to an iron in the West right-of-way line of Church Street (not open); running thence with said right-of-way line South 03 degrees 15' East 52.83 feet to an iron at the Northeast corner of property described in deed recorded in Book 1040, Page 1375; running thence with the North line of said property South 86 degrees 45' West 178.8 feet to an iron in said East right-of-way line of Main Street; running thence with said right-of-way line North 03 degrees 15' West 52.83 feet to the POINT AND PLACE OF BEGINNING, being the same property shown on map prepared for C. Bruce Weber by United Ltd. dated August 18, 1987. Being further known and designated as Lots 105 and 106, Tax Block 558, Forsyth County, North Carolina Registry and having as its address 331 South Main Street, Winston-Salem, North Carolina and further being the same property as described in deed recorded in Book 1562, Page 1149, Forsyth County, North Carolina Registry.

Tax Parcel Number: 6835-24-9349 (Block 0558, Lot 105)

Property Address: 331 S. Main Street, Winston-Salem, NC 27101

