

2021023663 00183

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/05/2021 03:19:12 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3607**PG: 2521 - 2522**

NORTH CAROLINA GENERAL WARRANTY DEED

NTC

Parcel Identifier No.: 5875-39-6774.00

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 282 Rolling Green Drive Winston-Salem, NC 27107

This instrument was prepared by: No Title Searched was Requested or Performed

Brief description for the Index: 5875-39-6774.00

THIS DEED made this 5 day of May 2021, by and between,

GRANTOR	GRANTEE
DANIEL M. BOWERS, JR. and wife, CYNTHIA BOWERS and SHEILA J. BOWERS(UNMARRIED)	DANIEL M. BOWERS, JR. Mailing Address: 282 Rolling Green Drive Winston-Salem, NC 27107

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:

BEING KNOWN AND DESIGNATED as Tract 1, as shown on the Map of Jane M. Bowers Heirs, recorded in Plat Book 73, Page 125 in the Office of the Register of Deeds of Forsyth County, North Carolina, which map reference is hereby made for a more particular description.

Tax Parcel Identification: Part of 5875-39-6774.00

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book , Page Forsyth County Registry.
 A map showing the above described property is recorded in Plat Book 73, Page 125.

submitted electronically by "D. Barrett Burge"
 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: **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.

Daniel M. Bowers, Jr. (SEAL)
Daniel M. Bowers, Jr.

Cynthia T. Bowers (SEAL)
Cynthia Bowers

Sheila J. Bowers (SEAL)
Sheila J. Bowers

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: **Danny M. Bowers, Jr. and wife, Cynthia Bowers and Sheila J. Bowers.**

Date: *5/5/21*

Jennifer L. Hayes
Notary Public

My Commission Expires: *11-19-2025*

Jennifer L. Hayes
printed or typed name of notary public

