

2021024268 00004

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$287.00
 PRESENTED & RECORDED
 05/10/2021 08:18:40 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3608
PG: 1057 - 1059

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$287.00

Parcel Identifier Number: 6828-53-0628.000 Verified by Forsyth County

By: _____

Mail/Box to: Grantee at Mailing Address

PREPARED BY COLTRANE & OVERFIELD, PLLC

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Lot 8, Block D, Map of Caudle Crest, PB 16-148

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

GRANTOR	GRANTEE
<p>David T. Payne, III and spouse, Cynthia A. Payne</p> <p><u>Forwarding Address:</u> P.O. Box 159 Kathleen, GA 31047</p>	<p>Lesslie Victoria Weeks, unmarried</p> <p><u>Property & Mailing Address:</u> 176 Laura Avenue Winston-Salem, NC 27105</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 the Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2798 Page 3902.

A map of the property conveyed is recorded at Plat Book 16 Page 148.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
 Printed by Agreement with the NC Bar Association

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:

Easements, restrictions and rights of way of record as well as 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.

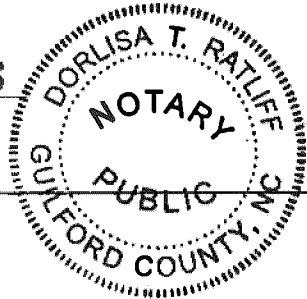
David T. Payne, III (SEAL)
David T. Payne, III

Cynthia A. Payne (SEAL)
Cynthia A. Payne

State of NC
County or City of GUILFORD

I, the undersigned Notary Public of the County or City of GUILFORD and State aforesaid, certify that **David T. Payne, III** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7 day of MAY, 2021.

My Commission Expires: 11/23/23
(Affix Seal)

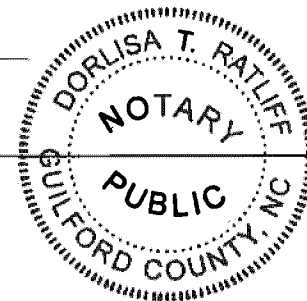


Dorlisa J. Ratliff
DORLISA T. RATLIFF Notary Public
Notary's Printed or Typed Name

State of NC
County or City of GUILFORD

I, the undersigned Notary Public of the County or City of GUILFORD and State aforesaid, certify that **Cynthia A. Payne** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7 day of MAY, 2021.

My Commission Expires: 11/23/23
(Affix Seal)



Dorlisa J. Ratliff
DORLISA T. RATLIFF Notary Public
Notary's Printed or Typed Name

Exhibit A

Property Description

BEING all of Lot 8, Block D, Map of Caudle Crest, as per plat thereof recorded in Plat Book 16, at Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel #: 6828-53-0628.000

Property Address: 176 Laura Avenue, Winston-Salem, NC 27105