

2021025788 00358

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED

05/14/2021 04:59:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3610**PG: 195 - 197****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$260.00Parcel Identifier No.: 6827-72-6191.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2021, by and between

GRANTOR	GRANTEE
HERBERT CARL BLEVINS a/k/a HERBERT-CARL RYDER a/k/a HERBERT-CARL RYDER BLEVINS, III And spouse, BARBIE BLEVINS Address: 1106 Thomason Street Lexington, NC 27292	JARROD WILLIAM HUDSON, Married Property Address: 4016 Dalton Street Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 City of _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3371, Page 4400.

A map showing the above-described property is recorded in Plat Book 10, Page 75.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.

2021 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.



(SEAL)

Herbert Carl Blevins



(SEAL)

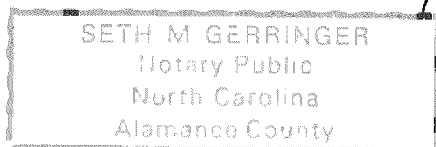
Barbie Blevins

STATE OF NC

COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Herbert Carl Blevins** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 17 day of May, 2021.

[NOTARY SEAL]



Print Name: Seth M. Geringer

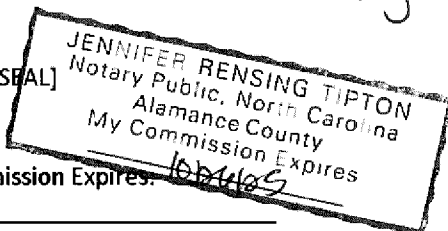
My Commission Expires: 7-24

STATE OF North Carolina

COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county, certify that **Barbie Blevins** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 14 day of May, 2021.

[NOTARY SEAL]



Print Name: Jennifer Rensing Tipton

My Commission Expires: 10/1/2025

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 2 deg. 20 min. West 90.00 feet to a point, thence a new line, North 88 deg. 14 min. West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 2 deg. 20 min. East 90.00 feet to a point; thence South 88 deg. 14 min. East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.

Property Address:
4016 Dalton Street
Winston-Salem, NC 27105

Parcel # 6827-72-6191.000