

2021026814 00177
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00
 PRESENTED & RECORDED
 05/20/2021 02:26:34 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY
BK: RE 3611
PG: 1678 - 1682

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$20.00~~ \$80.00
 Parcel Identifier No. 6834-38-6716.00
 Verified by _____ County on the _____ day of _____, 20____
 By: _____
 Mail/Box to: Grantee at: 1004 Runkell St, W-S, NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes and Bounds

THIS DEED made this 12 day of May, 2021, by and between

GRANTOR	GRANTEE
<p>JAMES CHRISTIAN RUTHERFORD, single and TINA L. RUTHERFORD and spouse DUANE KENT</p> <p>PROPERTY ADDRESS IS ___ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>EDWARD E. VENARD, single</p> <p>PROPERTY ADDRESS: <u>1701 S. MAIN ST. WINSTON-SALEM, NC 27127</u></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 ATTACHED EXHIBIT A

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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

Tina L. Rutherford (SEAL)
TINA L. RUTHERFORD

Duane Kent (SEAL)
DUANE KENT

____ (SEAL)
JAMES CHRISTIAN RUTHERFORD

State of Colorado - County of Douglas

I, Brenda Becker, a Notary Public of Douglas County, State of Colorado, certify that **TINA L. RUTHERFORD** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 13th day of May, 2021.

BRENDA BECKER
(SEAL) **NOTARY PUBLIC**
STATE OF COLORADO
NOTARY ID 19904007270
My Commission Expires June 21, 2022

Brenda Becker Notary Public
My Commission Expires: 6-21-2022

State of Colorado - County of Douglas

I, Brenda Becker, a Notary Public of Douglas County, State of Colorado, certify that **DUANE KENT** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 13th day of May, 2021.

(SEAL) **BRENDA BECKER**
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904007270
My Commission Expires June 21, 2022

Brenda Becker Notary Public
My Commission Expires: 6/21/2022

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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

(SEAL)
TINA L. RUTHERFORD

(SEAL)
DUANE KENT

James Christian Rutherford
(SEAL)
JAMES CHRISTIAN RUTHERFORD

State of _____ – County of _____

I, _____, a Notary Public of _____ County, State of _____, certify that **TINA L. RUTHERFORD** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2021.

(SEAL) _____ Notary Public
My Commission Expires: _____

State of _____ – County of _____

I, _____, a Notary Public of _____ County, State of _____, certify that **DUANE KENT** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2021.

(SEAL) _____ Notary Public
My Commission Expires: _____

State of New Mexico - County of Sandoval

I, Riley Austin, a Notary Public of Sandoval County, State of New Mexico, certify that **JAMES CHRISTIAN RUTHERFORD** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 12th day of May, 2021.

(SEAL)

[Signature] Notary Public
My Commission Expires: 11/19/2024

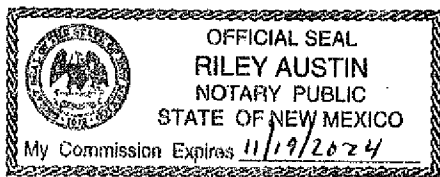


Exhibit "A"

Lying and being on the east side of Main Street and BEGINNING at a point 81 feet south of its intersection with a 15-foot alley as the same appears on the map; and running thence Southwardly along the east margin of Main Street 58 feet to an iron stob at the northwest corner of the lot designated on the Tax Map of Winston Township as Lot No. 103 in Block 714 ½; running thence Eastwardly along the north line of Lot No. 103, 71 feet to a point in the west line of said 15-foot alley; running thence Northwestwardly along the west line of said 15-foot alley 70 feet, more or less, to a stob, same being the southeast corner of Lot No. 101 as shown on the Tax Map; running thence Westwardly along the south line of Lot No. 101, 50 feet to the point of BEGINNING, and being known and designated as a part of Lot No. 1 in Block 77 on the map of Winston-Salem Land and Investment Company, recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 40, Page 395, and re-recorded in Plat Book 4, Page 147. This Lot is also shown on the Forsyth County Tax Map of Winston Township as Lot No. 102 in Block 714 ½.

Property address: 1701 S. Main Street, Winston-Salem, NC