



2021036644 00127
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 07-09-2021 12:57:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY

BK: RE 3624
PG: 628-629

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$0.00

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2021.
 BY: _____

Mail/Box to: Grantee @ See Below On/Off to:

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot #29 of the Fairview Estates, Section 2, Plat Book 17, Page 122.

THIS DEED made this the 24 day of June, 2021, by and between:

GRANTORS	GRANTEES
<p>DAVID B. COOK Co-Executor under the Will of BETTIE JONES COOK 2676 Amesbury Road Winston-Salem, NC 27103 And DEBRA C. ASHE Co-Executor under the Will of BETTIE JONES COOK 1448 West Clemmons ville Road Winston-Salem, NC 27127</p>	<p>DAVID B. COOK 2676 Amesbury Road Winston-Salem, NC 27103 and DEBRA C. ASHE 1448 West Clemmons ville Road Winston-Salem, NC 27127</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, 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 Lot #29 of the Fairview Estates, Section 2, a plat of which is duly recorded in Plat Book 17, page 122, Forsyth County Registry. Reference is made to Plat Book and page for a more particular description.

PROPERTY ADDRESS: 1848 Lake Drive; Winston-Salem, NC 27127
FORSYTH COUNTY TAX PIN#: 6823-02-3763

The property herein above-described was acquired by Grantor by instrument recorded in Book 736, Page 416. A map showing the above-described property is recorded in Plat Book 17, Page 122. This was not the Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

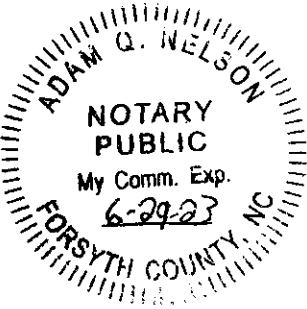
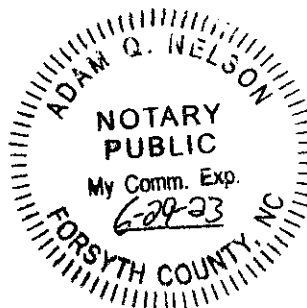
And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

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

David B Cook (SEAL)
 DAVID B. COOK, Co-Executor of the Estate of
 BETTIE JONES COOK

Debra C. Ashe (SEAL)
 DEBRA C. ASHE, Co-Executor of the Estate of
 BETTIE JONES COOK

<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that DAVID B. COOK, Co-Executor of the Estate of BETTIE JONES COOK personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>7th</u> day of <u>July</u>, 2021.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2023</u></p>
<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that DEBRA C. ASHE, Co-Executor of the Estate of BETTIE JONES COOK personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>7th</u> day of <u>July</u>, 2021.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2023</u></p>