



2021052378 00122

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$90.00

PRESENTED & RECORDED:  
09-24-2021 01:38:57 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3643  
PG: 1194-1195

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$90.00

Parcel Identifier No.: 6837-0033.000

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot No. 47, Bahnson Place

THIS DEED made 24<sup>th</sup> day of September, 2021 by and between

GRANTOR	GRANTEE
Rodney C. Smith and wife Kristen W. Smith	David Cooper and wife Ernestine P. Cooper
<u>Mailing Address:</u> 2340 N. Oak Grove Church Road Boonville, NC 27011	<u>Mailing Address:</u> 945 Longreen Drive Kernersville, NC 27284
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 1050 Ada Avenue Winston-Salem, NC 27105

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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Original to: Karen Angel

BEING KNOWN AND DESIGNATED as Lots Numbers 26, 27, 28, 29 30 and 31 as shown on the Map showing Subdivision of A.T. Cox, as recorded in Plat Book 9, Page 117 (2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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.

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

Rodney C. Smith (SEAL)  
Rodney C. Smith

Kristen W. Smith (SEAL)  
Kristen W. Smith

State of North Carolina )  
  )  
County of Forsyth )

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Rodney C. Smith and Kristen W. Smith personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of September, 2021.

My Commission Expires: 1-11-26

Notary Public: Jessica Mendosa

