

2021063565 00260

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$410.00

PRESENTED & RECORDED
11/19/2021 04:42:40 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3657
PG: 603 - 605

GENERAL WARRANTY DEED

Excise Tax: **\$410.00**
Tax Parcel ID No. 6823-03-7145.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

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

Brief description for the Index:

THIS DEED, made this the 19th day of November 2021, by and between

GRANTOR: Mary Laura Mintz (an unmarried woman)
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Evan Ross and Gracie Tedder, both unmarried
whose mailing address is 1800 Fairview Blvd. Winston Salem, NC 27127
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3385 Page 3380-3382, and being reflected on plat(s) recorded in Map/Plat Book _____ page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

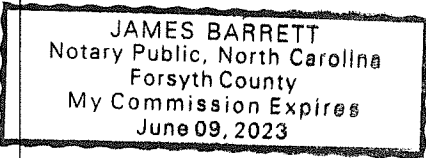
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ Mary Laura Mintz (SEAL)
Print/Type Name & Title: _____ Mary Laura Mintz

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of <u>NORTH CAROLINA</u> County of <u>FORSYTH</u> I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Mary Laura Mintz</u> [insert name(s) of principal(s)]. Date: <u>11/17/2021</u> <u>James Barrett</u> <u>James BARRETT</u> Notary Public Notary's Printed or Typed Name My Commission Expires: <u>06/09/2023</u>	(Official/Notarial Seal) 
--	---

State of _____ County of _____ I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ [insert name(s) of principal(s)]. Date: _____ _____ Notary Public Notary's Printed or Typed Name My Commission Expires: _____	(Official/Notarial Seal)
--	--------------------------

Exhibit A

Lot No. 17 as shown on the map of Fairview Estates recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 17, page 79, to which said map reference is hereby made for a full and complete description. Lot No. 17 on said map fronts on the south side of Fairview Boulevard 110 feet and runs back southwardly 167.2 feet on the east line and 202 feet on the west line to a width of 105 feet on the south line of said lot.

BEGINNING at a point in the southwest corner of Lot No. 10 as shown on the map hereinafter referred to, same being also a northwest corner of Lot No. 19, and running thence with the west line of said Lot No. 19, 17 feet to a point; running thence westwardly on a new line parallel to the south line of Lot No. 17, 105 feet more or less to a point in the west line of Lot No. 21; running thence North 1° , 45' East 17 feet to a point in the southeast corner of Lot No. 16; running thence eastwardly along the south line of Lot No. 17, 105 feet to the place of beginning. The above-described land being the northern 17 feet as described of Lot No. 21 as shown on the map of Fairview Estates, recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 17, Page 79, to which said map reference is hereby made.