

2022003942 00157

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
01/25/2022 03:03:20 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3671

PG: 2728 - 2730

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 50.00

Block & Lot: LO009V BL5223 PL71-20

Parcel Identifier No. 6878-07-1618.000

Mail after recording & all future tax bills to: GRANTEE

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

THIS DEED made this 25 day of January, 2022 by and between

GRANTORS

PHILLIP E. BOYDSTON and wife, **KAREN C. BOYDSTON**
Mailing Address: 816 Branchwood Drive, Kernersville, NC 27284

GRANTEES

KEDRICK CARPENTER and wife, **CHANTEA CARPENTER**
Mailing Address: 395 Parkwood Ave, Winston Salem, NC 27105

Subject Property: 5563 Reidsville Road, Walkertown, NC 27051

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 Walkertown, Forsyth County, North Carolina, and more particularly described as follows:

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SEE ATTACHED EXHIBIT A

The above described property is not the primary residence of the Grantors. Prior Deed Book 2983 at Page 3733 and Plat Book 71 at Page 20, Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

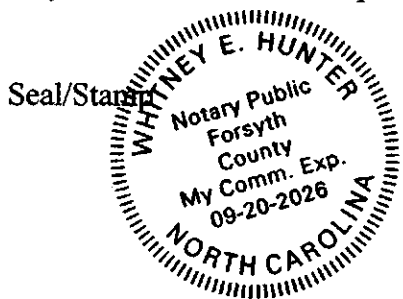
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Phillip E. Boydston (SEAL)
PHILLIP E. BOYDSTON, Grantor

Karen C. Boydston (SEAL)
KAREN C. BOYDSTON, Grantor

NORTH CAROLINA, FORSYTH COUNTY

I, *Whitney E. Hunter* a Notary Public in and for said State and County do hereby certify that the following people, **PHILLIP E. BOYDSTON** and wife, **KAREN C. BOYDSTON** personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 25 day of January 2022.



Whitney E. Hunter
 Notary Public
 My Commission Expires: 9/20/2026

EXHIBIT A

BEING all of Lot 1 of the Final Plat as recorded in Plat Book 71 at Page 20, Forsyth County registry for "Phillip E. Boydston and Karen C. Boydston being a division of "Tract "B" of "5555 Reidsville Road" (as previously recorded in Plat Book 58 at Page 74, Forsyth County Registry)".

Parcel #: 6878-07-1618.000

Property Address: 5563 Reidsville Road, Walkertown, NC 27051

Acreage: 1.631 acres +/-