



2022004197 00190
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
01-26-2022 04:01:31 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3671
PG: 4334-4336

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 2022.
BY:

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW *original to*
This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC27045
Brief description for the index: Lot 19 as shown on the map of Dr. J. R. Secrest Property

THIS DEED made this the 10th day of January, 2022, by and between:

<i>GRANTOR</i>	<i>GRANTEE</i>
JAMES CAVENESS ALBRIGHT, SR., married 205 Longwood Drive Winston-Salem, NC 27104	JAMES CAVENESS ALBRIGHT, SR., and wife, LUCY ANN HARDISON, As tenants by the entirety 205 Longwood Drive Winston-Salem, NC 27104

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 FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

This instrument was prepared by: H. Dwight Nelson, 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.

THE PURPOSE OF THIS DEED IS TO CREATE A TENANCY BY THE ENTIRETY.

PROPERTY ADDRESS: 205 Longwood Drive, Winston-Salem, NC 27104
FORSYTH COUNTY TAX PIN: 6805-94-6916.000

As per NCGS § 105-317.2 the foregoing property does[X] does not [] include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 973 at Page 300.

A map showing the above-described property is recorded in Book 19,Page 148 .

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:

Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

 (SEAL)
JAMES CAVENESS ALBRIGHT, SR.

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2023</u></p> </div>	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that JAMES CAVENESS ALBRIGHT, SR. 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>24th</u> day of <u>January</u>, 2022.</p> <p><u>Karen S Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2023</u></p>
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EXHIBIT "A"

Lying and being in Winston Township, Forsyth County, North Carolina, and being known and designated as Lot 19 as shown on the map of Dr. J.R. Secrest Property, as recorded in Plat Book 19 at page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. Being the same property as that described in Deed Book 804, at page 377 of the Forsyth County Registry.