

**2022005964 00203**

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

**\$374.00**

PRESENTED & RECORDED

02/04/2022 03:20:53 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3674**

**PG: 136 - 137**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$374.00

Parcel Identifier No. 6819-36-1481.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lots 9 and 10, J.C. Vestal Property, Section No. 2

THIS DEED made this **31** day of **January**, 2022, by and between

GRANTOR

GRANTEE

**Rodney N. Francis, individually and as Executor of the Estate of Bonnie Pardue Francis; and spouse, Robin Lineberry Francis**

**James Allen and wife, Sara Allen**

**Property Address: 1252 Mizpah Church Road  
Rural Hall, NC 27045**

**Mailing Address: 655 Spencer Court  
Wilmington, NC 28412**

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being north of the City of Winston-Salem, in Bethania Township, being known and designated as Lots No. 9 and 10 on the map of J.C. Vestal Property, Section No. 2. Said map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17 at Page 201, to which reference is hereby made for a more complete description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 1548, Page 323, Forsyth County Registry and Forsyth County Estate File 20 E 81.

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

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Estate of Bonnie Pardue Francis

By: Rodney N. Francis EXECUTOR (SEAL)  
Rodney N. Francis, Executor

Rodney N. Francis (SEAL)  
Rodney N. Francis

Robin Lineberry Francis (SEAL)  
Robin Lineberry Francis

State of North Carolina - County of Burke

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rodney N. Francis and Robin Lineberry Francis.

Date: 1/31/22

Bethany Alexander  
Notary Public

Bethany Alexander  
Print Name

My commission expires: 12/22/24

