

**2022006427 00185**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
02/08/2022 03:28:31 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3674  
PG: 2303 - 2306**

STATE OF NORTH CAROLINA        )  
  )  
COUNTY OF FORSYTH            )

Drafted by                    Aimee L. Smith, Attorney  
& return to:                Craig Jenkins Liipfert & Walker LLP  
                                  110 Oakwood Drive, Suite 300  
                                  Winston-Salem, NC 27103

Excise Tax \$0

Grantor Name and Address  
Margaret Mitchell  
8538 Lochinvar Drive  
Charlotte, NC 28227

Grantee Name and Address  
Loretta M. Langdon, Trustee of the  
Margaret H. Mitchell Revocable Trust  
8538 Lochinvar Drive  
Charlotte, NC 28227

*ALS* If initialed, the property includes the primary residence of at least one of the grantors.

THIS DEED, made this 7<sup>th</sup> day of February, 2022, by and between Margaret Mitchell (widow) (hereinafter called "Grantor") and Loretta M. Langdon, Trustee of the Margaret H. Mitchell Revocable Trust U/A Dated 2/7/2022 (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for love and other valuable consideration, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantee and her heirs, successors and assigns, in fee simple, all of Grantor's undivided interest in those certain tracts or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

**See attached Exhibit A which is incorporated herein as if fully set out.**

TO HAVE AND TO HOLD all of the Grantor's interest in the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that she has the right to convey the same in fee simple, that title is marketable and free and clear from 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:

1. Grantee takes all of Grantor's interest in the above-described property subject to:

- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any;
- d. City/County *ad valorem* tax for 2022.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

*Margaret H. Mitchell*

*Loretta M. Langdon* AIF (SEAL)

Margaret H. Mitchell, by and through her attorney-in-fact. Loretta M. Langdon

NORTH CAROLINA        )  
  )  
FORSYTH COUNTY        )

I, Lisa D. Ashworth, a Notary Public for Stokes County, North Carolina, do hereby certify that Loretta M. Langdon, attorney-in-fact for Margaret H. Mitchell, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of the said Margaret H. Mitchell, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 3368 at page 3957 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 20<sup>th</sup> day of September, 2017, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Loretta M. Langdon acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Margaret H. Mitchell.

Witness my hand and official seal, this 7<sup>th</sup> day of February, 2022.

Lisa D. Ashworth

(Official Seal)

Official Signature of Notary Public

Lisa D. Ashworth

(Printed Name)

My commission expires: 9-23-2025

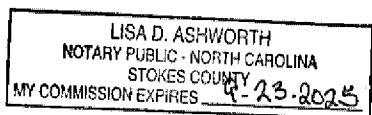


EXHIBIT A

BEGINNING at a point, the same being in the north line of a street known as Russell Drive, and running thence with the east line of Lot 11 as shown on the map hereinafter referred to North 3° 15' East 193.8 feet to a stake; running thence South 87° 30' East 240 feet to a stake; running thence South 3° 30' West 293.8 feet to a stake in the North line of the said Russell Drive; running thence with said line South 89° 6' West 240 feet to a point, the same being the place of BEGINNING; being Lots 12 and 13 as shown on map of property of Preston Hege, recorded in Plat Book 21, page 65, Public Registry of Forsyth County, North Carolina, reference to which map is hereby made for a more complete description.

Address: 1031 Russell Drive, Winston-Salem, NC 27107

Lots 12 and 13, Block 4014, Winston Township.