

2022009545 00250

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
02/25/2022 04:25:28 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3678
PG: 1787 - 1788

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No. 6844-17-6484.000 Verified by _____ County on the ___ day of _____, 2022

By: _____

Mail/Box to: Grantee

This instrument was prepared by: *David T. Kasper, 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: Lot 102 Longview Development

THIS DEED made this 16 day of February, 2022, by and between

GRANTOR	GRANTEE
Larry D. Helms and wife, Vicki L. Helms	William Harrison
178 Woodlee Drive, Advance, NC 27006	Property: 1731 Longview Drive, Winston-Salem, NC 27107

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 102 as shown on map of Longview Development as recorded in Plat Book 2 at page 87(3) in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2786, Page 3886.

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

A map showing the above described property is recorded in Plat Book 2, page 87.

Submitted electronically by "Brock & Scott, PLLC-NC"
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 and Restrictions on record, if any, and current years Ad Valorem Taxes.

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

(Entity Name) *Larry D. Helms* (SEAL)
By: _____ **Larry D. Helms**

Print/Type Name & Title: _____ *Vicki L. Helms* (SEAL)
Vicki L. Helms

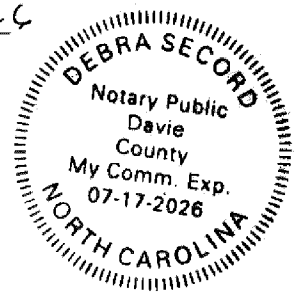
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify **Larry D. Helms and wife, Vicki L. Helms** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of February, 2022.

My Commission Expires: 7/17/2026
(Affix Seal)



Debra Secord Notary Public
Debra Secord
Notary's Printed or Typed Name