

2022011745 00147

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 03/10/2022 02:11:34 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3681
PG: 800 - 802

GENERAL WARRANTY DEEDExcise Tax: **\$150.00**

Tax Parcel ID No. 6827-71-1655.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the **10th** day of **March**, 20**22**, by and between

GRANTOR: James T. Younger and wife, Russye Anne Younger
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: Randall Autrey and spouse, Kimberly Autrey
 whose mailing address is 426 Gossett St., Winston-Salem, NC 27105-3433
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1712, Page 1813, and being reflected on plat(s) recorded in Map/Plat Book 10, page/slide 75.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
 Print/Type Name & Title: _____ James T. Younger

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

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

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

State of North Carolina
 County of Yadkin

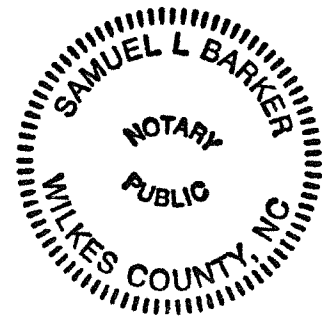
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

James T. Younger and Russye Anne Younger
 _____ [insert name(s) of principal(s)].

Date: 3/10/2022
Samuel L Barker Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
5/02/2023



State of _____
 County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
 _____ Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

TRACT I - BEGINNING at an iron stake at the Northeast corner of Lot No. 11, on the south side of Gossett Street, running thence East 67 feet to an iron stake, corner of Lot No. 9; thence running South 200 feet to an iron stake; thence West 67 feet to an iron stake, corner of Lot No. 11; thence running North 200 feet to an iron stake, the place of BEGINNING.

Same being Lot No. 10 in Block 3, as shown on the Map of Daltonia, No. 3, as recorded in Map Book 10, Page 75, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.