

2022028123 00220FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$104.00

PRESENTED & RECORDED

06/13/2022 04:12:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3700

PG: 4280 - 4281

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$104.00

Parcel Identifier No. 6835-70-2929.00 Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to: _____

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 A, Plat entitled revision of Lots 144 to 149, inclusive, Plat of Columbia Heights Extension**THIS DEED made this 7 day of June, 2022, by and between

GRANTOR

Stan Rhea Smith, Free Trader

GRANTEE

Equity Trust Company Custodian FBO
200250712 IRAProperty Address:
1304 Gholson Ave.
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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot "A" as shown on the Plat entitled Revision of Lots 144 to 149, inclusive, on Plat of Columbia Heights Extension as recorded in Plat Book 5, Page 69, see Plat Book 2, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for amore particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2664 Page 4099.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.submitted electronically by "Kasper & Payne, P.A."
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 of 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.

Stan Rhea Smith (SEAL)
Stan Rhea Smith

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **Stan Rhea Smith, Free Trader**, 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 7 day of June, 2022.

My Commission Expires: 11/21/2022
(Affix Seal)

Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name

