

2022029257 00050

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1740.00

PRESENTED & RECORDED
 06/21/2022 09:46:55 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3702

PG: 1111 - 1112

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,740.00

Parcel Identifier No.: 6816-71-1566 (Block 2951, Lot 019)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 835 Glen Echo Trail, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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 19, Block 1, Merry Acres

THIS DEED made this 20 day of June, 2022 by and between,

GRANTOR	GRANTEE
<p>SHAWN JACOBSEN and wife, KAREN JACOBSEN</p> <p>Mailing Address: 5274 Pineview Court, Hickory, NC 28601</p>	<p>DONALD R. POCOCK and wife, LYNN S. POCOCK</p> <p>Mailing Address: 835 Glen Echo Trail, Winston-Salem, NC 27106</p>

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

Lying and being in Winston Township, Forsyth County, North Carolina, and **being known and designated** as Lot 19, Block 1, as shown on the map of a portion of MERRY ACRES, as recorded in Plat Book 23, Page 19, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said property.

Property Address: 835 Glen Echo Trail, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2863, Page 1219, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 23, Page 19.

Submitted electronically by "Kangur & Porter, LLP"
 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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Shawn Jacobsen (SEAL)
Shawn Jacobsen

Karen Jacobsen (SEAL)
Karen Jacobsen

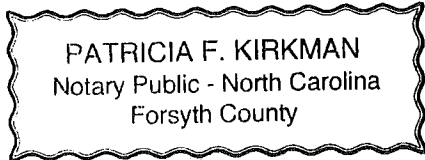
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Shawn Jacobsen and Karen Jacobsen**

Date: 6.20.22

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24