

2022029829 00212

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
06/23/2022 04:21:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3702
PG: 4172 - 4173

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. Verified by Forsyth County on the ____ day of _____, 2022
By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 9 & 10, J.C. Vestal Property, Section No. 2

THIS DEED made this 17 day of June, 2022, by and between

GRANTOR	GRANTEE
James Allen and spouse, Sara Allen	Drew F. Underwood and spouse, Penny W. Underwood
	<u>Property Address:</u> 1252 Mizpah Church Road Rural Hall, NC 27045

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being north of the City of Winston-Salem in Bethania Township, being known and designated as Lots No. 9 and 10 on the map of J.C. Vestal Property, Section No. 2. Said map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17 at Page 201, to which reference is hereby made for a more complete description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3674, Page 136, Forsyth County Registry.

submitted electronically by "Holton Law Firm"
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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

James Allen (SEAL)
James Allen

Sara Allen (SEAL)
Sara Allen

State of North Carolina - County of New Hanover

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 therein and in the capacity indicated: James Allen and Sara Allen.

Date: 6/17/22

Shadavia R. McKnight
Notary Public

Shadavia R. McKnight
Print Name

My commission expires: 11/15/2026

SHADAVIA R MCKNIGHT
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires 11/15/2026