

2022032415 00186

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$23.00

PRESENTED & RECORDED

07/08/2022 03:31:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3705

PG: 4387 - 4389

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$23.00Parcel Identifier No.: 6836-95-4675.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee: 2017 Eastchester Dr, Suite 65, High Point NC 27265This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: _____

THIS DEED made this 8 day of July, 2022, by and between

GRANTOR	GRANTEE
<p>SUSAN A JOHNSON, unmarried</p> <p>AND</p> <p>SANDY J. SMITHERMAN, widow</p> <p>Address: 24 Palm Tree Ct Greensboro, NC 27406</p>	<p>ALPHA HOME BUYERS LLC</p> <p>Property Address: 1903 E. 25th St Winston Salem, NC 27406</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

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

The property herein above described was acquired by Grantor by instrument recorded in Book **3063**, Page **2835**.

A map showing the above described property is recorded in Plat Book _____, Page _____.

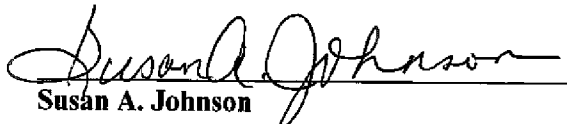
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.
2022 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.


 (SEAL)
 Susan A. Johnson

 (SEAL)
 Sandy J. Smitherman

STATE OF NORTH CAROLINA COUNTY OF GUILFORD

I, the undersigned, a Notary Public of the state of NC and county of Alamance, certify that **Susan A. Johnson and Sandy J. Smitherman** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 08 day of July, 2022.

[NOTARY SEAL] SETH M GERRINGER
 Notary Public
 North Carolina
 Alamance County


 Print Name: Seth M. Geringer

My Commission Expires: 7.2.24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

TRACT ONE:

Situated on the North Side of 25th Street and fronting on said street 50 feet and of that width extending back northwardly 156 feet, said lot being known and designated as Lot No. 4 as shown on the Map of Alexander Heights, as recorded in Plat Book 1, Page 36, Forsyth County Registry, reference to which is hereby made for a more particular description.

TRACT TWO:

Beginning at an iron pipe in the North Margin of 25th Street (formerly Snyder Street), said iron pipe being located 249 feet (more or less) West of Ansonia Street, and running thence West 5 feet to an iron stake; the southeast corner of Lot No. 4, Map of Alexander Heights; thence North 156 feet to an alley, the northeast corner of said Lot No.4; thence East 5 feet; thence South 156 feet (more or less) to an iron pipe in the North Margin of 25th Street, the point of Beginning, the same being a part of Lot No. 3 as shown on the Map of Alexander Heights as recorded in Plat Book 1, Page 36, Forsyth County Registry.

Property Address: 1903 E Twenty-Fifth Street, Winston-Salem, NC 27105

Parcel number: 6836954675000