

2022034570 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 07/22/2022 03:44:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3708
PG: 1937 - 1939

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Tax Parcel Identification Number: 6808-91-7083.000

This instrument was prepared by: T. Lawson Newton, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 3507 Hartford Street, Winston Salem, NC 27106

Property Address: 3507 Hartford Street, Winston Salem, NC 27106

Brief description for the Index: Lot # 208,209,210,211 and all of Lot 207 except the southernmost 20 ft.

THIS DEED made this 13th day of July, 2022 by and between

GRANTOR

ARNOLD E. TOWNSEND, single

**305 Northfield Drive
King, NC 27021**

GRANTEE

**SAMANTHA RAE MOSLEY, single
JEFFERY LEE MOSLEY and spouse,
SHEILA MOSLEY**

**3507 Hartford Street
Winston Salem, NC 27106**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 2053 Page 2200 and Book 2067 Page 1344 Forsyth County Registry.

THIS IS OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2022 property taxes.

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

Arnold E. Townsend (SEAL)
ARNOLD E. TOWNSEND

STATE OF N.C.

COUNTY OF Forsyth

I, Emily A. Zimmerman, a Notary Public for the County of Davidson and State of N.C., do hereby certify that Arnold E. Townsend either being personally known to me or proven by satisfactory evidence (said evidence being DD), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 13th day of July, 2022.

Notary Public
Name: Emily A. Zimmerman
My Commission Expires: July 27, 2026

Emily A. Zimmerman
NOTARY PUBLIC
Davidson County
North Carolina
My Commission Expires July 27, 2026

EXHIBIT A

Tract 1:

BEING KNOWN AND DESIGNATED as Lot Numbers 208, 209, 210 and all of Lot Number 207 except the southernmost 20 feet, all as shown on the Map of BETHANIA HEIGHTS as recorded in Plat Book 9 at Page 108 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

Tract 2:

BEING KNOWN AND DESIGNATED as Lot Number 211 as shown on the Map of BETHANIA HEIGHTS, as recorded in Plat Book 9 at Page 107 and 108 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.