

2022040652 00204

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 08/31/2022 03:29:15 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3715
PG: 2963 - 2965

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 300.00

Parcel Identifier No. 6837-59-6509.000 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: Tract Voss Court

THIS DEED made this 27 day of August, 2022, by and between

GRANTOR

James David Allen and spouse, Sara Victoria Moser

GRANTEE

Andrew Donaldson, unmarried

Mailing Address: 1969 Woodland Drive
 Charlotte, NC 28205

Property Address: 606 Voss Court
 Winston-Salem, NC 27105

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 3660, Page 2763, Forsyth County Registry.

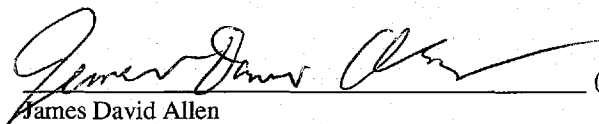
Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

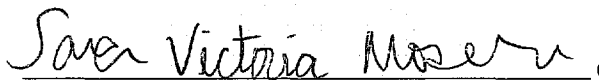
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.


 (SEAL)
James David Allen

 (SEAL)
Sara Victoria Moser

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 David Allen and Sara Victoria Moser.

Date: August 27, 2022


Notary Public

Alana Buddin
Print Name

My commission expires: 10/05/2026

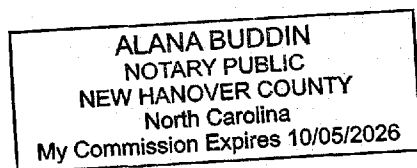


Exhibit A

BEGINNING at an iron in the southern line of Lot 127 as shown on the Map of MOTORVILLE SECTION ONE as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127 (also being the northwest corner of the above Tract 1 as described in Deed Book 2048, page 3311); FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with said northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the southeastern corner of above Tract 1; continuing with the eastern line of said Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of BEGINNING, containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TOGETHER WITH AND SUBJECT TO a 25 foot access easement recorded in Deed Book 2097, page 2494.