

**2022043193 00075**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$440.00**

PRESENTED & RECORDED  
09/19/2022 12:43:03 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
**BK: RE 3718**  
**PG: 2558 - 2560**

**Excise Tax: \$440.00**

**Recording Information**

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**Drafted by: Tamara A. Fleming, 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.**  
**Mail to: Grantees 1324 Motor Rd., Winston Salem, NC 27105**  
**Property Address: 1324 Motor Rd., Winston Salem, NC 27105**  
**Tax Map: 6837-88-8594.000**

**WARRANTY DEED**

**THIS DEED** made this 14 day of September, 2022, by and between, **John Southard Inc, a North Carolina Corporation (Grantor Address: 448 Lawndale Dr., Winston Salem, NC 27104)** hereinafter referred to as the GRANTORS, to **Danny James Spry, Jr., & wife, Kasey Potts Spry (Grantee Address: 1324 Motor Rd., Winston Salem, NC 27105)**; hereinafter referred to as the GRANTEES;

**WITNESSETH:**

**THE GRANTORS**, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple all of land situated (the "property") in Winston Salem Township, Forsyth County, North Carolina, and more particularly described on attached **"Exhibit A."**

**TO HAVE AND TO HOLD** the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

**THE GRANTORS COVENANT** with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

**Title to the property is subject to the following exceptions:**

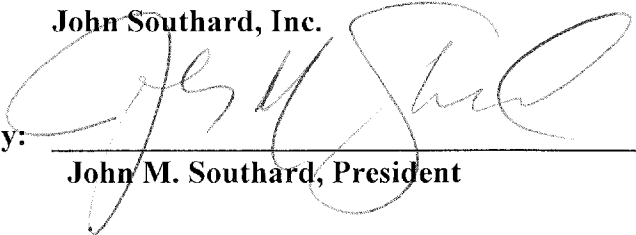
Easements and restrictions of record.

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

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTOR has executed the foregoing by and through its authorized officer the day and year first above written.

John Southard, Inc.

By:   
\_\_\_\_\_

John M. Southard, President

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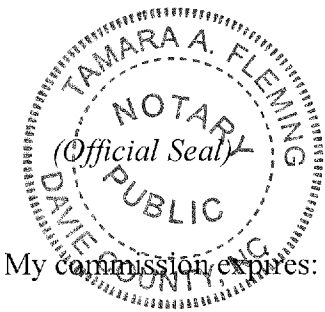
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

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:

**John M. Southard as President of John Southard, Inc., A North Carolina Corporation**

This 19 day of September, 2022.





Official Signature of Notary Public

Tamara A. Fleming

Notary's printed or typed name, Notary Public

My commission expires: 5.25.2025

**EXHIBIT A**

**BEING KNOWN** and designated as Lot Nos. 9 and 10 as set forth on a Map of George W. Braddy Property recorded in Plat Book 13, Page 110, Forsyth County Registry, to which reference is hereby made for a more particular description.

**SUBJECT TO** easements and restrictions of record.

**FOR BACK TITLE**, see Book 3676, Page 1098; Book 3676, Page 1096; and Book 2446, Page 2109; Forsyth County Registry. See also Tax Block 3020 Lot 009/Tax PIN 6837-88-8594.000 located in the City of Winston-Salem, Forsyth County, North Carolina.

**PROPERTY ADDRESS:** 1324 Motor Rd, Winston-Salem, NC 27105

**TE/TAF**  
Spry, Danny, Jr., and Kasey