

2022048064 00159

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED
 10/21/2022 03:45:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3724
PG: 2348 - 2349

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 560.00

Parcel Identifier No.: 6807-88-7728 (Block 3516, Lot 021)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3743 Crosland Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 21, Old Town Heights, Section 1

THIS DEED made this 14 day of October, 2022 by and between,

GRANTOR	GRANTEE
MARY THOMAS KAYLOR and husband, JOSEPH MARTIN III	RANDALL HOWARD, JR. and wife, ROBERTA HOWARD
Mailing Address: 1171 Bent Grass Lane, Winston-Salem, NC 27127	Mailing Address: 3743 Crosland Road, 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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 21, of OLDTOWN HEIGHTS, SECTION 1, as per plat thereof recorded in Plat Book 16, Page 184, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3743 Crosland Road, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3452, Page 4169, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 16, Page 184.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Mary Thomas Kaylor (SEAL)
Mary Thomas Kaylor

Joseph Martin III (SEAL)
Joseph Martin III

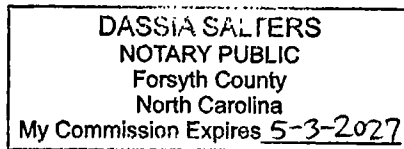
State of North Carolina, County of Forsyth

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: **Mary Thomas Kaylor and, Joseph Martin III**

Date: October 19, 2022

Dassia Salters
Notary Public

Dassia Salters
printed or typed name of notary public



My Commission Expires: 5/3/2027