

2022049470 00066

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$115.00

PRESENTED & RECORDED
 11/01/2022 10:57:51 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3726
PG: 1075 - 1077

Submitted electronically by "Craig 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$115.00

Tax Parcel Identification Number: 6836-95-4675.000

This instrument was prepared by: Philip E. Searcy, 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: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to 2113 Brookhurst Street, Winston-Salem, NC 27106

Property Address: 1903 E. 25th Street, Winston-Salem, NC 27105

Brief description for the Index: Lot 4 and p/o Lot 3 - Alexander Heights

THIS DEED made this 1st day of November, 2022 by and between

GRANTOR

DRAKEFORD HOLDINGS, LLC

**2017 Eastchester Drive Suite 105
 High Point, NC 272265**

GRANTEE

ADAM J. BRITTEN, unmarried

**2113 Brookhurst 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.**

For back title reference, see the deed recorded in Book 3710, Page 4386, Forsyth County Registry.

THIS 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.

DRAKEFORD HOLDINGS, LLC

By: [Signature] (SEAL)
Name: Jeremiah Drakeford
Title: Member/Manager

STATE OF N.C.

COUNTY OF Forsyth

I Emily A. Zimmerman, a Notary Public of the County of Davidson and State of NC, certify that Jeremiah Drakeford, either being personally known to me or proven by satisfactory evidence (said evidence being NCD), who is the Member/Manager of Drakeford Holdings, LLC, personally appeared before me this day and acknowledged that he/she is Member/Manager of Drakeford Holdings, LLC, and that as Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 1st day of November, 2022.

[Signature]
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

**1903 E. 25th Street
Winston-Salem, North Carolina 27105**

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 Number 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 Number 4, Map of Alexander Heights; thence North 156 feet to an alley, the Northeast corner of said Lot Number 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 Number 3 as shown on the Map of Alexander Heights as recorded in Plat Book 1, Page 36, Forsyth County Registry.