

2023002855 00123FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED

01/27/2023 02:42:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3738

PG: 1758 - 1760

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Parcel Identifier No. 6805-85-6273.000 Verified by Forsyth County on the ___ day of _____, 2023

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 Bower Lane

THIS DEED made this 24th day of January, 2023, by and between

GRANTOR

Joseph Vincent Low and wife, Barbara C. Low

GRANTEE

Ross J. Kerr, unmarried**Property Address: 4265 Bower Lane
Winston-Salem, NC 27104**

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 2005, Page 3950, Forsyth County Registry.

Submitted electronically by "Holton Law Firm, PLLC (Winston-Salem)"
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.

Joseph Vincent Low (SEAL)
Joseph Vincent Low

Barbara C. Low (SEAL)
Barbara C. Low

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 therein and in the capacity indicated: Joseph Vincent Low and Barbara C. Low.

Date: January 24th, 2023

Cassidy J. Miller
Notary Public

CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2027

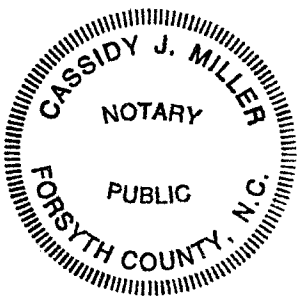


Exhibit A

BEGINNING at a PK Nail lying in the north right-of-way line of Bower Lane, said PK Nail marking the southwest corner of the property conveyed to Mark B. Raines and Cathryn E. Blazuw in Book 1943, Page 2860, Forsyth County Registry; running thence with the west line of the Raines property North $00^{\circ}53'40''$ East 190.61 feet to an existing iron, said iron marking the southeast corner of Lot 14, Longwood, as recorded in Plat Book 18, Page 5, Forsyth County Registry; running thence with the south line of Lot 14, Longwood North $88^{\circ}14'20''$ West 99.91 feet to an existing iron, the northeast corner of Lot 1, Oakdale, as recorded in Plat Book 30, Page 116, Forsyth County Registry; running thence with the east line of Lot 1, Oakdale, South $00^{\circ}58'45''$ West 187.11 feet to a new iron lying in the north right-of-way line of Bower Lane; running thence with the north right-of-way line of Bower Lane South $86^{\circ}14'27''$ East 100.30 feet to the point and place of **BEGINNING**, according to a survey by William Franklin Tatum, R.L.S. L-3163, for Joseph Vincent Low and wife, Barbara C. Low, dated May 25, 1998, and being designated as Job Number S-8527.