



2023004038 00141
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-07-2023 03:36:20 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3739
PG: 3085-3087

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Taxable Consideration

Parcel Identifier No. 6816-97-3752.000 Verified by _____ County on the ____ day of _____, 20____.
By: _____

Mail/Box to: Robert E. Poehling 1553 Audubon Village Dr., Winston-Salem, NC 27106
This instrument was prepared by: John N. Taylor, Jr., Esq.
Brief description for the Index: Lot 7, Audubon Village; 1553 Audubon Village Dr., Winston-Salem, NC 27106; PIN 6816-97-3752

THIS DEED made this 6th day of February, 2023, by and between

GRANTOR	GRANTEE
James M. Poehling, a 50% undivided interest, and Patrick W. Poehling and spouse Robert E. Poehling, a 50% undivided interest, as joint tenants with rights of survivorship	James M. Poehling (a 50% undivided interest) and Patrick W. Poehling and spouse Robert E. Poehling (a 50% undivided interest held as joint tenants with right of survivorship) as Joint Tenants with Right of Survivorship (N.C. Gen. Stat. § 41-71)

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 Grantees, 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 of his right, title and interest in that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 7 as shown on the Final Map for Audubon Village recorded in Plat Book 68, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

1 Original to: Maria In Finger

The intent and purpose of this Deed is to expressly and clearly create a Joint Tenancy with Right of Survivorship as between (1) James M. Poehling, on the one hand, and (2) Patrick W. Poehling and spouse Robert M. Poehling, on the other hand, as provided by N.C. Gen. Stat. § 41-71.

No title search was requested or performed for this conveyance.

SUBJECT TO conditions, restrictions, and easements of record, if any.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3682, page 697.

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:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

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

James M. Poehling (SEAL)
Grantor

Print/Type Name: James M. Poehling

Patrick W. Poehling (SEAL)
Grantor

Print/Type Name: Patrick W. Poehling

Robert E. Poehling (SEAL)
Grantor

Print/Type Name: Robert E. Poehling

State of South Carolina - County of Forsyth:

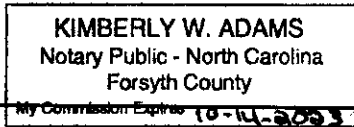
I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that James M. Poehling, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6 day of February, 2023.

Kimberly W. Adams

My Commission Expires: 10-14-2023
Public
(Affix Seal)

Kimberly W. Adams Notary

Notary's Printed or Typed Name



State of North Carolina - County of Forsyth:

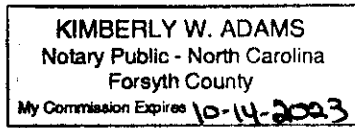
I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Patrick W. Poehling, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6 day of February, 2023.

Kimberly W. Adams

My Commission Expires: 10-14-2023
Public
(Affix Seal)

Kimberly W. Adams Notary

Notary's Printed or Typed Name



State of North Carolina - County of Forsyth:

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Robert E. Poehling, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6 day of February, 2023.

Kimberly W. Adams

My Commission Expires: 10-14-2023
Public
(Affix Seal)

Kimberly W. Adams Notary

Notary's Printed or Typed Name

