

2023005132 00041FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$141.00

PRESENTED & RECORDED

02/17/2023 10:44:54 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3740

PG: 4337 - 4338

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$141.00**

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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 57, Longview**THIS DEED made this 17 day of February, 2023, by and between****GRANTOR**Ruth Ann Smith Glenn and husband
Anthony R. Glenn;
Jeffrey (NMN) Smith and wife
Robin H. Smith**GRANTEE**Max Segersbol and spouse
Maria Mier y TeranProperty Address: 1809 Peachtree Street
Winston Salem, NC 27107

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

Being a lot located on the east side of Peachtree Street, 112 feet, more or less, northwardly from Verdun Street; said lot fronting 56 feet on the east side of Peachtree Street and of that width, 56 feet, extending westwardly between parallel lines a distance of 150 feet; being known and designated as Lot No. 57 as shown on the map of Longview as recorded in Plat Book 2 Page 87 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description; being in all respects the same property as that described in Deed of Trust Book 704, Page 97, same office.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1133, Page 278. See also, Estate of Helen R. Smith file in the Estates Division of Forsyth County Clerk of Court, File# 21 E 3081.

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

A map showing the above described property is recorded in Plat Book 2, page 87.

submitted electronically by "Kasper & Payne, P.A."
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 and Restrictions on record, if any, and current years Ad Valorem Taxes.

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

Ruth Ann Smith Glenn

(SEAL)

Ruth Ann Smith Glenn

Anthony R. Glenn

(SEAL)

Anthony R. Glenn

Jeffrey (NMN) Smith

(SEAL)

Jeffrey (NMN) Smith

Robin H. Smith

(SEAL)

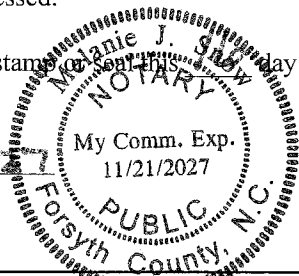
Robin H. Smith

State of NC - County of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **Ruth Ann Smith Glenn and Anthony R. Glenn**, 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 February day of February, 2023.

My Commission Expires: 11/21/2027
(Affix Seal)



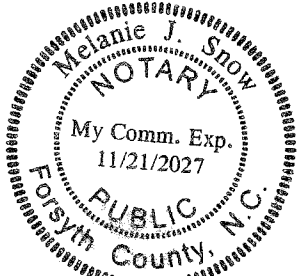
Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name

State of NC - County of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **Jeffrey (NMN) Smith and wife Robin H. Smith**, 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 17 day of February, 2023.

My Commission Expires: 11/21/2027
(Affix Seal)



Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name