

2023022925 00112

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$458.00

PRESENTED & RECORDED
07/07/2023 01:53:07 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3762
PG: 2049 - 2050

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$458.00

Parcel Identification Number: 6837-77-1286.000

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: Grantee @ 1101 Ada Avenue, Winston-Salem, North Carolina 27105

Property Address: 1101 Ada Avenue, Winston-Salem, North Carolina 27105

Brief description for the Index: Lot Number 1, A. T. Cox Subdivision

THIS DEED made this 7th day of July, 2023 by and between

GRANTOR

**JOHN SOUTHARD, INC.,
a North Carolina Corporation
448 Lawndale Drive
Winston-Salem, North Carolina 27104**

GRANTEE

**WILLIAM H. NICKEL

1101 Ada Avenue
Winston-Salem, North Carolina 27105**

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:

BEING KNOWN AND DESIGNATED as Lot Number 1 as shown on the Map entitled DIVISION OF LOT 70B, TAX BLOCK 2228, PORTION OF LOT 70, A. T. COX SUBDIVISOIN, PLAT BOOK 9, PAGE 117, as recorded in Plat Book 75, Page 189 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Craig Jenkins Lipfert & 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.

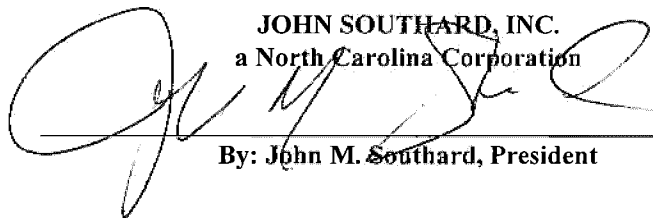
The property hereinabove described was acquired by Grantor in Deed Book 3684, Page 1610.

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: easements and restrictions of record, if any and 2023 property taxes to be prorated.

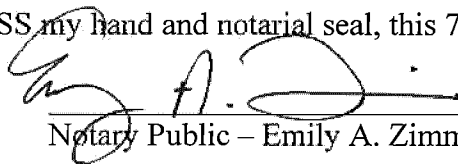
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


JOHN SOUTHARD, INC.
 a North Carolina Corporation
 _____ (SEAL)
 By: John M. Southard, President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Emily A. Zimmerman, a Notary Public of the County of Davidson and State of North Carolina, certify that John M. Southard, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the President of John Southard, Inc., a North Carolina Corporation personally appeared before me this day and acknowledged that he is President of said Corporation and that as President being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said Corporation for the purposes stated therein.

WITNESS my hand and notarial seal, this 7th day of July, 2023.



 Notary Public - Emily A. Zimmerman

Emily A. Zimmerman NOTARY PUBLIC Davidson County North Carolina My Commission Expires July 27, 2026

My Commission Expires: July 27, 2026