

2023023044 00040

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/10/2023 11:00:37 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3762
PG: 2607 - 2608

NORTH CAROLINA SPECIAL WARRANTY RE-COMBINATION DEED

Excise Tax: NTC

Parcel Identifier Number: 6837-77-1216 & 6837-77-0256 Tax ID or Block & Lot: Block 2228 Lot 070D & Lot 070E

Mail/Box to: Grantee at 448 Lawndale Drive, Winston Salem, NC 27104

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: Lots 1 & 2 of "Minor Subdivision of Lot B Block 2228", Plat Book 75, Page 189

THIS DEED made this March 25, 2022 by and between

GRANTOR

John Southard Inc, a NC Corp.

Grantor Address:

448 Lawndale Drive
Winston Salem, NC 27104

GRANTEE

John Southard Inc, a NC Corp.

Buyer Address:

448 Lawndale Drive
Winston Salem, NC 27104

Property Address:

1051 & 1045 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 2 (1051 Ada Avenue) & Lot 3 (1045 Ada Avenue) of the "Minor Subdivision of Division of Lot 70B, Block 2228, Portion of Lot 70, A. T. Cox Subdivision" as recorded in Plat Book 75, Page 189, Forsyth County Registry.

NOTE: the purpose of this deed is to re-combine the two listed parcels into one tax parcel so that a house may be built thereon.

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
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 by instrument recorded in Book 1796, Page 326.

A map showing the above described property is recorded in Plat Book 9, Page 117.

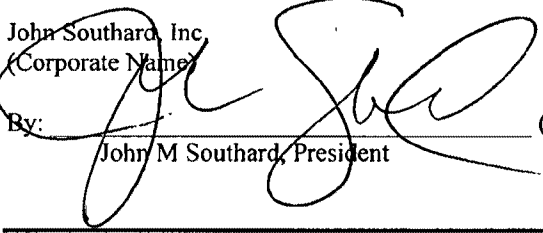
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions: 2021 Ad Valorem taxes are paid in the amount of \$170.31

____ / ____ THIS PROPERTY ☐ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John Southard, Inc.
(Corporate Name)

By:  (SEAL)
John M Southard, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public for Forsyth County, North Carolina, certify that John M. Southard personally came before me this day and acknowledged that he is the President of John Southard, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and seal this the 10 day of July, 2023.


Notary Public

My Commission Expires: 10/3/27

