

2023025003 00170FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$180.00PRESENTED & RECORDED
07/24/2023 04:20:14 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY**BK: RE 3764****PG: 3774 - 3776**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. 6827-77-2699.000 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 Athens Drive

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

GRANTOR

GRANTEE

Lindsay H. Brandon, unmarried**James M. Hodges, unmarried****Property Address: 130 Athens Drive**
Winston-Salem, NC 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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference

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

For back title, see Book 2542, Page 4285, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
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.

Lindsay H Brandon (SEAL)
Lindsay H Brandon

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: Lindsay H. Brandon.

Date: 7/24/2023

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name _____

My commission expires: 2/5/2027

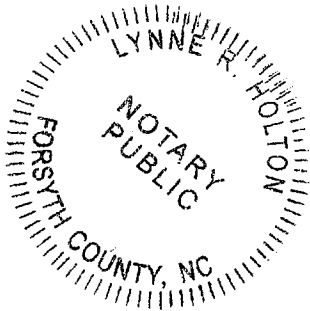


Exhibit A

A certain tract of land located in Old Town Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe, said pipe being the southwest corner of Lot 1, Section 2 of Retnuh Hills as shown on Plat Book 12, page 150, Forsyth County Registry, runs thence S 85-04-43 E 57.10 feet to an iron pipe set, runs thence S 03-10-35 E 133.00 feet to an existing iron pipe in the northern right-of-way of Athens Drive, runs thence with the northern right-of-way of Athens Drive S 84-46-42 W 74.11 feet to an existing iron pipe, runs thence N 03-47-28 E 144.82 feet to the point and place of BEGINNING, containing 9062 square feet and being shown as New Lot 2, Recombination Survey of Property of Carl Raymond Archie, Sr. Also shown as a portion of Lot 106B, Tax Block 2258 according to Forsyth County Tax maps.