

**2023028740 00083**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$400.00**

PRESENTED & RECORDED  
 08/22/2023 01:04:21 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3769**  
**PG: 1746 - 1748**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$400.00**

**Parcel Identifier No.: 6818-00-2215.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **5502 Winona Street, Winston Salem, NC 27106**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 22<sup>nd</sup> day of August, 2023 by and between

**GRANTOR:**

**JO ANN BARR** (unmarried) by and through her  
 POA, **ROBERT TODD BARR**

*(John B. Barr – DOD – 08/04/2016)*

Address: 115 Lochmoore Court  
 Winston Salem, NC 27127

**GRANTEE:**

**ALLEDA D. SIMMONS** (unmarried) and  
**SALATHIEL D. SIMMONS** (unmarried)

Address: 5502 Winona Street  
 Winston Salem, NC 27106

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 **FORSYTH** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 957, Page 445, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_, and referenced within this instrument.

Does the above described property include the primary residence? ☒ YES ☐ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 officer by authority of its Board of Directors, the day and year first above written.

By: Jo Ann Barr by Robert Todd Barr <sup>POA</sup> (SEAL)  
JO ANN BARR by ROBERT TODD BARR as POA

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>ROBERT TODD BARR</b> , Power of Attorney for <b>JO ANN BARR</b> , personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of <b>JO ANN BARR</b> , and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of <b>FORSYTH</b> County, North Carolina, in Book <u>3769</u> , Page <u>1570</u> and that this instrument was executed under and by virtue of the authority given by said instrument granting his power of attorney; that the said <b>ROBERT TODD BARR</b> acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said <b>JO ANN BARR</b> . Witness my hand and official seal the <u>22nd</u> day of <u>August</u> , 2023.  My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake on the south side of Winona Street (formerly Shouse Street), which iron stake being north 73° 22' east 1105.5 feet northeast of an iron stake in Joe Pratt's line, the old northwest corner of J. C. Shouse's 53-acre tract, and said beginning point being the northeast corner of Cyril E. Shouse, Jr.; running thence with the south right-of-way of said street, north 73° 22' east 125 feet to an iron stake, a new corner; running thence south 16° 38' east 275.4 feet to an iron stake; running thence south 73° 22' west 125 feet to an iron stake; thence north 16° 38' west 275.4 feet to the BEGINNING.

PROPERTY ADDRESS: 5502 WINONA STREET, WINSTON SALEM, NC 27106

PARCEL ID #: 6818-00-2215.000