

2023029541 00042FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$566.00

PRESENTED & RECORDED

08/29/2023 11:29:58 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3770

PG: 1711 - 1712

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$ **566.00**

Parcel Identifier No.: 6815-06-2292 (Block 3959, Lot 023)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 317 Kyle Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 23, Gordon Manor, Section 2

THIS DEED made this 29 day of August, 2023 by and between,

GRANTOR	GRANTEE
<p align="center">AUBREY M. BANKS and wife, ANNE S. BANKS</p>	<p align="center">STEVEN W. ALFORD and wife, APRIL M. S. ALFORD</p>
<p align="center">Mailing Address: 121 Wellsboro Court, King, NC 27021</p>	<p align="center">Mailing Address: 317 Kyle Road, Winston-Salem, NC 27104</p>

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:

Being known and designated as Lot No. 23, as set out upon the map of GORDON MANOR DEVELOPMENT, SECTION 2, said map being recorded in Plat Book 17, at Page 118, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 317 Kyle Road, Winston-Salem, NC 27104

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1018, Page 987, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 17, Page 118.

submitted electronically by "Kangur & Porter, LLP"
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Aubrey M. Banks (SEAL)
Aubrey M. Banks

Anne S. Banks (SEAL)
Anne S. Banks

State of North Carolina, County of Forsyth

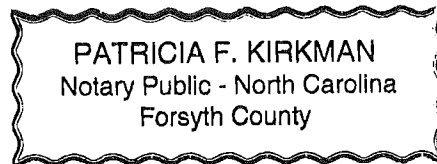
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Aubrey M. Banks and Anne S. Banks**

Date: 8-29-23

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24