

2023033651 00021

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$130.00

PRESENTED & RECORDED
 10/02/2023 08:56:49 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3775

PG: 2196 - 2199

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: ***\$130.00***

Parcel Identifier No. **6826-75-9924.000**

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 26 day of September, 2023 by and between

GRANTOR

**MATTHEW MCINTYRE AND WIFE, CAROL L. MCINTYRE
 P. O. BOX 706, ORIENTAL, NC 28571**

AND

**TRACY MCINTYRE (DIVORCED)
 4 GAY LYNN DRIVE, POQUOSON, VA 23662**

GRANTEE

SHAWN VERNE

**22925 JOHN AVERY LANE, SUMMERLAND KEY, FL 33042
 SUBJECT PROPERTY: 717 W. 26TH STREET, 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 that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2751, Page 3936, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Matthew McIntyre (SEAL)
MATTHEW MCINTYRE

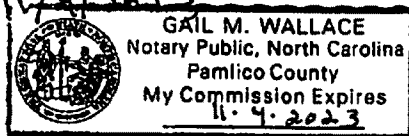
Carol L. McIntyre (SEAL)
CAROL L. MCINTYRE

____ (SEAL)
TRACY MCINTYRE

STATE OF NORTH CAROLINA - Pamlico COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **MATTHEW MCINTYRE AND WIFE, CAROL L. MCINTYRE**. Witness my hand and official stamp or seal, this 26 day of September, 2023.

My Commission Expires: 11/4/2023



Gail M. Wallace
Notary Public

Print Notary Name: Gail m. wallace

STATE OF NC - Pamlico COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **TRACY MCINTYRE (DIVORCED)**. Witness my hand and official stamp or seal, this _____ day of _____, 2023.

My Commission Expires:

Notary Public

Print Notary Name:

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

_____(SEAL)
MATTHEW MCINTYRE

_____(SEAL)
CAROL L. MCINTYRE

Tracy McIntyre
_____(SEAL)
TRACY MCINTYRE

STATE OF ^{Virginia}~~NORTH CAROLINA~~ - ^{Poquoson}~~CITY~~ ^{CITY}~~COUNTY~~

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **MATTHEW MCINTYRE AND WIFE, CAROL L. MCINTYRE**. Witness my hand and official stamp or seal, this _____ day of September, 2023.

My Commission Expires:

Notary Public

Print Notary Name:

STATE OF ^{Virginia}~~NORTH CAROLINA~~ - ^{Poquoson}~~CITY~~ ^{CITY}~~COUNTY~~

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **TRACY MCINTYRE (DIVORCED)**. Witness my hand and official stamp or seal, this 26 day of September, 2023.

My Commission Expires:

9/30/26

Deborah Morrissey

Notary Public

Print Notary Name:

Deborah Morrissey

DEBORAH F MORRISSEY
NOTARY PUBLIC
REGISTRATION # 7372282
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2026

Exhibit A

Beginning at an iron found in the Southwest corner of the property of Lot 15 of Alta Vista Addition as recorded in Plat Book 13, Page 39 in the Office of the register of Deeds in Forsyth County, North Carolina; said iron being on the North side of West Twenty-Sixth Street; running thence North 89 degrees 57 minutes 46 seconds West 49.92 feet to an iron; thence North 00 degrees 10 minutes 27 seconds East 150.05 feet to an iron; thence South 89 degrees 51 minutes 00 seconds East 49.92 feet to an iron; thence South 00 degrees 10 minutes 22 seconds West 149.95 feet to an iron; the Point and Place of Beginning. Being Lot 16 of the Alta Vista Addition recorded in Plat Book 13 at Page 39; Forsyth County Registry. All according to an unrecorded survey by William Franklin Tatum, RLS #L-3163 McNally Land Surveying, P.C. dated 30 July 1997, Job No. S-7736.

For back title see Forsyth County Registry Deed Book 1108, Page 318; Deed Book 356, Page 333; Forsyth County Registry and Forsyth County Estate File 94 E 1041.

Tax Block : 1459A

Tax Lot : 016

Property address:

717 W. 26th Street

Winston-Salem, NC 27105