

2023036230 00038

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$15.00

PRESENTED & RECORDED
 10/24/2023 10:21:16 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3778
PG: 2316 - 2319

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$15.00

Parcel Identifier No. 6836-65-1122 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Joshua Bivens and spouse Charita Bivens, 3357 Table Mountain Pine Drive, Raleigh, NC 27616

This instrument was prepared by: Taylor Law Office, PC, 3150 North Elm Street, Suite 202, Greensboro, NC 27408

Brief description for the Index: Fairview 58 & 60

THIS DEED made this 20th day of October, 2023, by and between

GRANTOR

Doug McGee aka Douglas McGee and spouse Mary McGee
 and Kenlie Addison McGee, a single woman
 2309 Oak Grove Circle
 Midland, NC 28107

GRANTEE

Joshua Bivens and spouse Charita Bivens
 3357 Table Mountain Pine Drive
 Raleigh, NC 27616

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at the Northwest corner of Lot 58 in Fairview, as shown on a map of Fairview recorded in Deed 90, page 588, in the Office of the Register of Deeds of Forsyth County, North Carolina, thence East 85 ft. with the line of 24th Street (Formerly Cutchen St.); thence South 60 ft. parallel with the Line of lot 58; thence West 85 ft. to the line of Woodland Avenue (formerly Andrews Street); thence North 60 ft. with the line of Woodland Avenue to the point of Beginning. This property is portions of the same property known and designated as Lots Fifty Eight (58) and Sixty (60) in Fairview, as shown on a map recorded in the Register of Deeds Office in Forsyth County, in Block 326, This being part of the same property conveyed to S.A. Stout by A.P. Davis by Deed Recorded in the Office of the Register of Deeds of Forsyth County N.C. in Deed Book 172, Page 43, and being the same property conveyed to J.M Brown by deed recorded in Book 678, Page 128.

Property Address: 2321 Woodland Ave NE Winston Salem, NC 27105
Parcel ID: 6836-65-1122

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3515 page 3395.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 90 page 588.

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, Restrictions, Mineral Rights and any other matters of record

AdValorem Taxes for this year and subsequent years

***** Remainder of Page Intentionally Blank*****

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

Douglas McGee (SEAL)
Print/Type Name: Douglas McGee

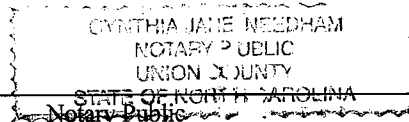
Mary McGee Mary McGee (SEAL)
Print/Type Name: Mary McGee

Kenlie Addison McGee (SEAL)
Print/Type Name: Kenlie Addison McGee

State of North Carolina - County of _____

I, Cynthia Jane Needham the undersigned Notary Public of Union County and State aforesaid, certify that Douglas McGee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of October, 2023.

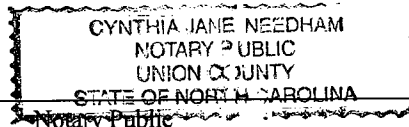
My Commission Expires: 11-26-25



State of North Carolina - County of _____

I, Cynthia Jane Needham the undersigned Notary Public of Union County and State aforesaid, certify that Mary McGee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of October, 2023.

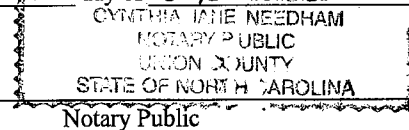
My Commission Expires: 11-26-25



State of North Carolina - County of _____

I, Cynthia Jane Needham the undersigned Notary Public of Union County and State aforesaid, certify that Kentlie Addison McGee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29 day of October, 2023.

My Commission Expires: 11-20-25



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

 By: _____ Register of Deeds for _____ County
 _____ Deputy/Assistant - Register of Deeds