

2023039730 00091FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED

11/21/2023 12:43:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3782**PG: 3247 - 3248**

Excise Tax: \$470.00

Tax Info: PIN 6813-83-4403.00

Mail deed & tax bills to: Grantee(s) @ 4007 Sherman Drive, Winston-Salem, NC 27127

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 6 of D.P. Deshazo and George D. Brinkley, Jr.

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 17 day of November, 2023 by and between

GRANTOR	GRANTEE
ALEXANDRA E. SMITH, unmarried	FRANCES CAROL HOLT
Grantor Address: 330 Slater Road Lewisville, NC 27023	Grantee Address: 4007 Sherman Drive Winston-Salem, NC 27127

Enter in appropriate block for each party: name, 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, or parcel of land, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 6 as shown on the map of D.P. DESHAZO AND GEORGE D. BRINKLEY, JR., as recorded in Plat Book 18, 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.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3346, Page 4063. A map showing the above described property is recorded in Plat Book 18, Page 118.

submitted electronically by "Schell Law Office, PA"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Alexandra E Smith (SEAL)
ALEXANDRA E. SMITH

<p style="text-align: center;">SEAL-STAMP</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>A. GREGORY SCHELL Notary Public, North Carolina Forsyth County My Commission Expires February 18, 2024</p> </div>	<p style="text-align: center;">STATE OF NORTH CAROLINA, COUNTY OF FORSYTH</p> <p>I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that ALEXANDRA E. SMITH, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the <u> 17 </u> day of November, 2023.</p> <p style="text-align: center;"><u>A. Gregory Schell</u></p> <p>Notary Public Name: A. GREGORY SCHELL My commission expires: 2/18/2024</p>
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