

2024001835 00025

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$275.00

PRESENTED & RECORDED
 01/22/2024 10:00:45 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3789
PG: 3389 - 3391

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$275.00

TAX PIN: 6833-66-2653.000

Mail/Box to: Grantee: 3921 Southdale Avenue, Winston-Salem, NC 27107

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney.
 No title search requested, none performed.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceed

Brief description for the index: Lot No. 58 Map of Southdale, PB 3, Pg 71, Forsyth County Registry

THIS DEED made this 15 day of December, 2023 by and between

GRANTOR	GRANTEE
<p>Nancy G. Starbuck (unmarried) 3717 Southdale Avenue Winston-Salem, NC 27107</p>	<p>Derrick Williams 3921 Southdale Avenue Winston-Salem, NC 27107</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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 58 as shown on the Plat of the land formerly owned by Joseph Thomas and now known as Southdale, as surveyed and platted by L.V. Edwards, C.E., which plat is duly recorded in Plat Book 3, at Page 71, 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: 3921 Southdale Avenue, Winston-Salem, NC 27107

The above-described property was acquired by Grantor in Deed Book 2207, Page 5094; Deed Book 2911, Page 5094 & Deed Book 2926, Page 84, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a 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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any, 2023 taxes are to be prorated.

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

~~Nancy G. Starbuck by _____ (SEAL) Fact~~
Nancy G. Starbuck by Wayne E. Pittman, Attorney-in-Fact

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Wayne E. Pittman, Attorney-in-Fact for Nancy G. Starbuck, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Nancy G. Starbuck 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 in the County of Forsyth, State of North Carolina on November 27, 2023 in Deed Book 3783, Page 1016 and that this instrument was executed under virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Wayne E. Pittman acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Nancy G. Starbuck.

Witness my hand and Notarial stamp or seal this 15 day of December, 2023.

My Commission Expires: 02-09-2027

Angela W. Campbell Notary Public

Angela W. Campbell
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 9, 2027

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXHIBIT A

The Land is described as follows:

Being known and designated as Lot No. 58 as shown on the Plat of the land formerly owned by Joseph Thomas and now known as Southdale, as surveyed and platted by L.V. Edwards, C.E., which plat is duly recorded in Plat Book 3, at Page 71, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

For Informational Purposes Only:

Property Address: 3921 Southdale Avenue, Winston Salem, NC 27101