

2024005175 00160

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$276.00

PRESENTED & RECORDED
 02/20/2024 04:58:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3793
PG: 2976 - 2977

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$276.00

TAX PIN: 6833-66-2668.000

Mail/Box to: Grantee: 3917 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. 59 Southdale, PB 3, Pg 73, Forsyth County Registry.

THIS DEED made this 14th day of February, 2024 by and between

GRANTOR	GRANTEE
<p>Nancy G. Starbuck (unmarried) 3717 Southdale Avenue Winston-Salem, NC 27107</p>	<p>Henry William Namendorf, Jr., a married man; Emma Namendorf, a single woman; and Austin James Blackburn, a single man 3917 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. 59, as shown on the map of Southdale, as recorded in Plat Book 3, page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Being otherwise known as 3917 Southdale Avenue, Winston-Salem, NC 27107 and Forsyth County Tax Parcel Identification No. 6833-66-2668.000. For Back Title information, see Deed Book 2926, page 84, Deed Book 2098, Page 2715 and Deed Book 964, Page 342, FCR.

Property address: 3917 Southdale Avenue, Winston-Salem, NC 27107.

All or a portion of the property herein conveyed includes or 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, 2024 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 Wayne E. Pittman Attorney in Fact (SEAL)
Nancy G. Starbuck by Wayne E. Pittman, Attorney-in-Fact

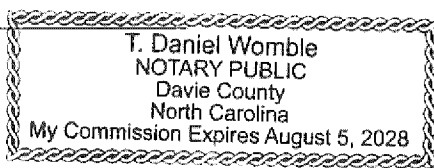
State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Yvie 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 14 day of February, 2024.

My Commission Expires:



T. Daniel Womble
Notary Public