

2024006106 00159
 FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$560.00
 PRESENTED & RECORDED
 02/28/2024 04:14:32 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3794
PG: 3806 - 3809

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel Identifier No. 6805-94-6916.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 205 Longwood Dr, Winston-Salem, NC 27104

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 19, Dr. J.R. Secrest Property, PB 19, PG 148, Forsyth County, North Carolina.

THIS DEED made this 21 day of February, 2024, by and between

GRANTOR	GRANTEE
JAMES CAVENESS ALBRIGHT, SR. and wife, LUCY ANN HARDISON	THOMAS B. DOLAN, unmarried
FORWARDING ADDRESS: <u>7807 CYPRESS ISLAND DRIVE</u> <u>WILMINGTON, NC 28412</u>	PROPERTY ADDRESS: <u>205 LONGWOOD DRIVE</u> <u>WINSTON-SALEM, NC 27104</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

 (SEAL)
JAMES CAVENESS ALBRIGHT, SR.

LUCY ANN HARDISON (SEAL)

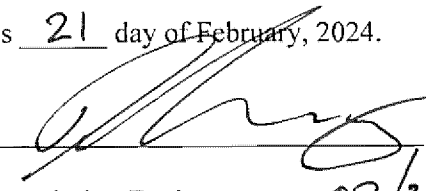
State of North Carolina – County of Forsyth

I, DAVID CUMMINGS, a Notary Public of Forsyth County, State of North Carolina, certify that **JAMES CAVENESS ALBRIGHT, SR.** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 21 day of February, 2024.

(SEAL)

David Cummings
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 28, 2027

 Notary Public
My Commission Expires: 07/28/2027

State of North Carolina – County of Forsyth

I, _____, a Notary Public of Forsyth County, State of North Carolina, certify that **LUCY ANN HARDISON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this _____ day of February, 2024.

(SEAL)

Notary Public
My Commission Expires: _____

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

(SEAL)
JAMES CAVENESS ALBRIGHT, SR.

Lucy Ann Hardison (SEAL)
LUCY ANN HARDISON

State of North Carolina – County of Forsyth

I, _____, a Notary Public of Forsyth County, State of North Carolina, certify that **JAMES CAVENESS ALBRIGHT, SR.** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this _____ day of February, 2024.

(SEAL) _____ Notary Public

My Commission Expires: _____

State of North Carolina – County of Forsyth

I, *Cindy H Hayes*, a Notary Public of Forsyth County, State of North Carolina, certify that **LUCY ANN HARDISON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this *23rd* day of February, 2024.

(SEAL) _____ Notary Public

My Commission Expires: *10-05-2026*

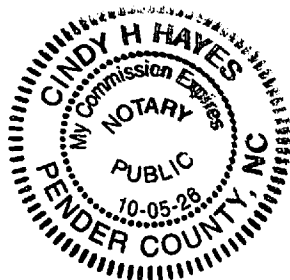


EXHIBIT "A"

Lying and being in Winston Township, Forsyth County, North Carolina, and being known and designated as Lot 19 as shown on the map of Dr. J.R. Secrest Property, as recorded in Plat Book 19 at page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. Being the same property as that described in Deed Book 804, at page 377 of the Forsyth County Registry.