

2024010103 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$496.00

PRESENTED & RECORDED
 04/02/2024 01:59:42 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3799
PG: 3489 - 3490

NORTH CAROLINA GENERAL WARRANTY DEED

\$496.00

Parcel Identifier No.: 6837-77-0274.000

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 1051 Ada Avenue, Winston-Salem, NC 27105

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lots 1 & 2 of "Minor Subdivision of Division of Lot B, Block 2228" Plat Book 75, Page 189

THIS DEED made this 2nd day of April 2024, by and between,

GRANTOR	GRANTEE
JOHN SOUTHARD INC. A North Carolina Corporation	JOHN C. CORPENING and wife, CHANDA S. CORPENING Mailing Address: 1051 Ada Avenue, Winston-Salem, NC 27105

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:

BEING all of Lot 2 (1051 Ada Avenue) & Lot 3 (1045 Ada Avenue) of the "Minor Subdivision of Division of Lot 70B, Block 2228, Portion of Lot 70, A. T. Cox Subdivision" as recorded in Plat Book 75, Page 189, Forsyth County Registry.

Tax Parcel Identification: 6837-77-0274.000

Property Address: 1051 Ada Avenue, Winston-Salem, NC 27105

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 3762, Page 2607 Forsyth County Registry.
 A map showing the above-described property is recorded in Plat Book 75, Page 189.

Submitted electronically by "D. Barrett Burge"
 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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

John Southard, Inc.

John Southard, President

(SEAL)

State of North Carolina)

Forsyth County)

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: John Southard, president of John Southard, Inc., a North Carolina Corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 4/2/2024

Natasha Gant
Notary Public

My Commission Expires: 3/6/2028

Natasha Gant
printed or typed name of notary public

