

**2024021335 00121**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$468.00**

PRESENTED & RECORDED  
06/28/2024 01:11:30 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3813**  
**PG: 4344 - 4346**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 468.00

---

Parcel Identifier No.: 6805-71-0879 (Block 3975, Lot 003)

Mail tax bills to Grantee: 4217 Lake Cliff Drive, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 3, Kerrybrook

THIS DEED made this 26th day of June, 2024 by and between,

<p><b>GRANTOR</b></p> <p><b>WILLIAM R. ALLRED, JR. and wife, MARILYN B. ALLRED</b></p> <p>Mailing Address: 11306 Country Club Road, New Market, MD 21774</p>	<p><b>GRANTEE</b></p> <p><b>ALAN PAUL MALCHUK and wife, MARY LORRAINE MALCHUK</b></p> <p>Mailing Address: 4217 Lake Cliff Drive, Clemmons, NC 27012</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 parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated** as Lot No. 3, as shown on the map of KERRYBROOK, which is recorded in Plat Book 18, at Page 107, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Property Address: 225 Blake Street, Winston-Salem, NC 27104

**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3802, Page 1472, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 18, Page 107.

Submitted electronically by "Kangur & Porter, LLP"  
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.

William R. Allred Jr Marilyn B. Allred, AIF (SEAL)  
William R. Allred, Jr. by  
Marilyn B. Allred, his Attorney in Fact

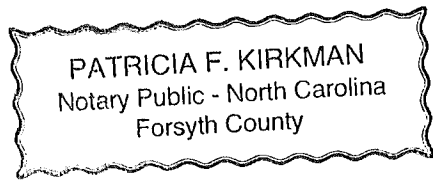
Marilyn B. Allred (SEAL)  
Marilyn B. Allred

State of North Carolina, County of Forsyth

I, Patricia F. Kirkman, a Notary Public of Forsyth County, North Carolina hereby certify that, **Marilyn Binford Allred**, Attorney in-Fact for **William Russel Allred, Jr.** personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of **William Russell Allred, Jr.** and that her 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 of Forsyth County, North Carolina, in **Book 3802, Page 1472**, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said **Marilyn Binford Allred** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **William Russell Allred, Jr.**

Date: 6.26.24

Patricia F. Kirkman  
Notary Public



Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 5/29/29

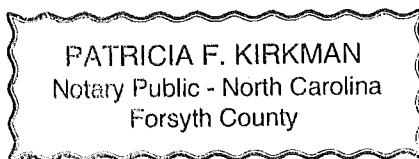
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Marilyn B. Allred**

Date: 6.26.24

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/29