

2024026208 00068FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3100.00PRESENTED & RECORDED
08/06/2024 12:52:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3820
PG: 95 - 97**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 3,100.00

Parcel Identifier No.: 6816-97-3752 (Block 3436C, Lot 007)

Mail tax bills to Grantee: 1553 Audubon Village Drive, Winston-Salem, NC 27106

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 7, Audubon Village

THIS DEED made this 5th day of August, 2024 by and between,

GRANTOR JAMES M. POEHLING and, wife, KAREN POEHLING; and, PATRICK W. POEHLING and spouse, ROBERT E. POEHLING Mailing Address:	GRANTEE KEVIN G. COX (unmarried) Mailing Address: 1553 Audubon Village Drive, Winston-Salem, NC 27106
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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 7, as shown on the final map for AUDUBON VILLAGE, recorded in Plat Book 68, Page 49, 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: 1553 Audubon Village Drive, Winston-Salem, NC 27106

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3739, Page 3085, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 68, Page 49.

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.

James M. Poehling (SEAL)
James M. Poehling

Karen Poehling (SEAL)
Karen Poehling

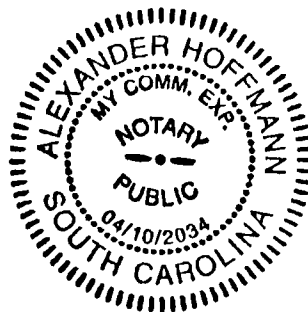
State of South Carolina, County of CHARLESTON

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: **James M. Poehling and Karen Poehling.**

Date: 8/2/24

Alexander Hoffmann
Notary Public

Alexander Hoffmann
printed or typed name of notary public



My Commission Expires: 4/10/2034

Patrick W. Poehling (SEAL)
Patrick W. Poehling

Robert E. Poehling (SEAL)
Robert E. Poehling

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: **Patrick W. Poehling and Robert E. Poehling.**

Date: 8/5/24

Monica E. Puckett
Notary Public

Monica E Puckett
printed or typed name of notary public

My Commission Expires: 8/4/26

