

2024027613 00078

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED

08/16/2024 11:55:12 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3821**PG: 3712 - 3714****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$400.00

TAX PIN: 6838-51-7164.000

Mail/Box to: Grantee:

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: 5219 Old Rual Hall Road, W.S., NC

THIS DEED made this 8 day of August 2024 by and between**GRANTOR**

Nancy G. Starbuck (unmarried)
3717 Southdale Avenue
Winston-Salem, NC 27107

GRANTEE

Ricardo Russell and
Javon Russell
5219 Old Rural Hall Road
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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Being otherwise known as **5219 Old Rural Hall Road, Winston-Salem, NC 27105** and Forsyth County Tax Parcel Identification No. **6838-51-7164.000**

All or a portion of the property herein conveyed ___ includes or x 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 Forsyth 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 8 day of August, 2024.

My Commission Expires: 02-09-2027 *Angela W. Campbell* Notary Public

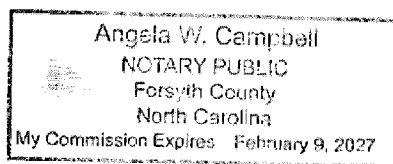


Exhibit "A"

BEING KNOWN AND DESIGNATED as Tract One as shown on the survey prepared for Nancy G. Starbuck and showing Lots 4,5 and 6 of the J.L. Newton Property as originally recorded in Plat Book 13, Page 71, said plat for Nancy G. Starbuck being recorded in Plat Book 78, Page 48, 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: 5219 Old Rural Hall Road, Winston-Salem, NC 27105