

2024031119 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$486.00

PRESENTED & RECORDED

09/13/2024 01:31:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3826**PG: 645 - 646**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$486.00

Parcel Identifier No.: 6839-51-6054 (Block 5146, Lot 201B)

Mail tax bills to Grantee: 1105 Old Hollow Road, Winston-Salem, NC 27105

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: 1.1835 acres, Old Hollow Road

THIS DEED made this 9th day of September, 2024 by and between,

GRANTOR	GRANTEE
ARLAN B. COWDREY (unmarried)	KASI SEQUEIRA and husband, EZEQUIEL SEQUEIRA
Mailing Address: 126 Red Kirby Road, King, NC 27021	Mailing Address: 1105 Old Hollow 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 parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the center of the intersection of NC Highway 66 (Old Hollow Road) and Providence Church Road, and running with the center of Providence Church Road, North 21 deg. 38' 52" East 248.65 feet to a point in the center of the said road; thence South 79 deg. 48' 09" East 30.61 feet to an iron pipe set; thence with the southern line of Harold G. Brooks and wife, Gladys O. Brooks as described in Book 1706, page 44, South 79 deg. 48' 09" East 77.48 feet to an existing iron pipe, and continuing 74.70 feet to an existing iron pipe in the northwest corner of the property of Donald E. Hudspeth as described in Book 1412, page 1144; and running thence with Hudspeth's western line South 09 deg. 25' 15" West 219.50 feet to an existing iron pipe, and continuing 29.28 feet to the center of NC Highway 66; thence with the said center line of NC Highway 66, North 78 deg. 34' 35" West 235.54 feet to the point of BEGINNING; and being a 1.1835 acre tract (0.8951 acres outside of the rights of way) according to a survey of David J. O'Brien, PLS dated October, 25, 2000.

Property Address: 1105 Old Hollow Road, Winston-Salem, NC 27105

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 does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2268, Page 2876, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , 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.**

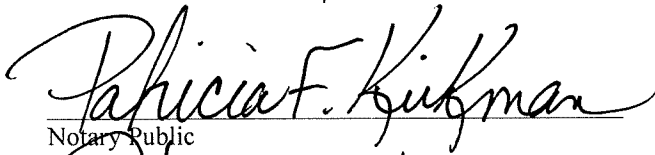
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Arlan B. Cowdrey

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: **Arlan B. Cowdrey.**

Date: 9-9-24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5/29/29

