

**2024033681 00159**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$10.00**

PRESENTED & RECORDED  
 10/03/2024 04:19:13 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3829**  
**PG: 1844 - 1846**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$10.00

Parcel Identifier No.: 6826-83-7363.000

Mail/Box to: Mason Norwood, 5105 Olde Lantern Ct, Winston Salem, NC 27106

*This instrument was prepared by: David T. Kasper, 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 22 N Cherry St Dev Co

THIS DEED made this 20TH day of SEPTEMBER, 20 24, by and between:

GRANTOR	GRANTEE
<b>Australia Smith and wife, J. Barbara Smith</b>	<b>Mason Norwood</b>
Forwarding address: PO Box 104 Tobaccoville, NC 27050	Buyer mailing address: 5105 Olde Lantern Ct Winston Salem, NC 27106

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots No. 22 on the South Side of Harrison Avenue in Block 8 as shown on map of North Cherry Street Development Company. Said map being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, on pages 54 and 55.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3687, Page 713, Forsyth County Registry.

Submitted electronically by "Kasper & Payne, P.A."  
 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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

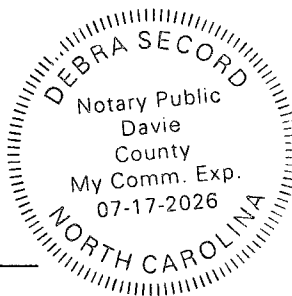
*J. Barbara Smith AIF*  
Australia Smith  
by J. Barbara Smith as Attorney in Fact  
*J. Barbara Smith*  
J. Barbara Smith

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Debra Secord, a Notary Public, do hereby certify that J. Barbara Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

<sup>2024</sup>  
This the 19<sup>TH</sup> day of September, 2024.

*Debra Secord*



Printed Name: Debra Secord

My Commission Expires: 7/17/2026

**CERTIFICATE OF ACKNOWLEDGMENT  
BY ATTORNEY-IN-FACT**

NORTH CAROLINA  
FORSYTH COUNTY


I, Debra Secord, a Notary Public of Davie County, North Carolina, do hereby certify that J. Barbara Smith, attorney in fact for Australia Smith, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Australia Smith, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book **3829**, page **1689**, and that this instrument was executed under and by virtue of the authority given her by said instrument granting her power of attorney; that the said J. Barbara Smith acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Australia Smith.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 20<sup>th</sup> day of September, 2024.

My commission expires:

7/17/2026

  
\_\_\_\_\_  
Debra Secord  
Notary Public

