

2024037915 00050

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00
PRESENTED & RECORDED
11/07/2024 11:03:21 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3834
PG: 4211 - 4212

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00
PARCEL IDENTIFIER NO. 6836-32-7983

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____ 2024
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX: Lot 4 J.L. Patterson property

THIS DEED made this 6th day of November, 2024, by and between		Title Company: Omega National Title Agency, LLC	
GRANTOR		GRANTEE	
James Henry Jordan, a widower		Brian West	
Mailing Address 5615 Brinkley Rd Belews Creek, NC 27009		Property Address: 417 E 16th St. Winston Salem, NC 27105	
		Mailing Address 47 Crabtree Lane Levitown, NY 11756	

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 4 as shown on the map of J.L. Patterson property as recorded in Plat book 1 at page 45 in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 417 E Sixteenth ST WINSTON-SALEM NC 27105
Parcel ID: 6836-32-7983

All or a portion of the property herein conveyed () includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1699 at Page 3206.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

James Henry Jordan
James Henry Jordan

STATE OF North Carolina
COUNTY OF Forsyth

I certify that **James Henry Jordan, a widower**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 6th day of November, 2024

Notary Signature: Albert Coleman III

Notary's Printed Name: Albert Coleman III

My Commission Expires: 4/7/2029

[Notarial Seal]

