



2024041448 00108

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
12-06-2024 02:24:43 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3839

PG: 2220-2221

PIN NUMBER: 6836-32-9744.000

PREPARED BY: David A. Wallace

RETURN TO: Adam Drayton Davis, 4869 Sir Duncan Way, Raleigh, NC 27612

Mail Future Tax Bills To: Adam Drayton Davis, 4869 Sir Duncan Way, Raleigh, NC 27612

Excise Tax: \$ NTC

This conveyance does not include the Grantor's primary residence

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

ENVELOPE

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 29 day of November 2024 by **Drayton Homes, LLC**, a North Carolina Limited Liability Company (hereinafter referred to as "Grantor") to by **Adam Drayton Davis** (hereinafter referred to as "(Grantee)").

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.


That the Grantor, for 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 described as follows:

Situated,, lying and being in the City of Winston-Salem, NC, and BEGINNING at an iron stake in the southwest corner of the intersection of Ivy Avenue and E. 26th Street; thence along the south side E 16th Street westwardly 50 feet to a stake; thence southwardly along a line parallel with Ivy Avenue 140 feet to an iron stake on the north side of an alley; thence eastwardly along the north side of said alley 50 feet to an iron stake on the west side of Ivy Avenue; thence northwardly along the west side of Ivy Avenue 140 feet to the place of BEGINNING, and being the eastern 50 feet to the land conveyed to J. S. Teague by Eagle Land Company by deed dated May 12, 1916 and recorded in Deed book 123 at page 296, Forsyth County Registry. See also Deed 1577 Page 1086.

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.

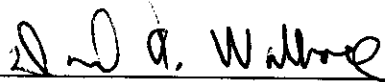
And the Grantors covenant with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year stated below.

 Seal
Drayton Homes, LLC
Adam Drayton Davis, Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County North Carolina certify that **Adam Drayton Davis** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 29 day of November, 2024


David A. Wallace, Notary Public

My Commission Expires: 11/29/2029

Seal

DAVID A. WALLACE
Notary Public - North Carolina
Forsyth County