

2025005930 00152

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

02/26/2025 03:03:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3850

PG: 955 - 956

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No.: 6816-97-3752 (Block 3436C, Lot 007)

Mail tax bills to Grantee: 1553 Audubon Village Drive, Winston-Salem, NC 27106

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.

(no title search requested or performed)

Brief description for the Index: Lot 7, Audubon Village

THIS DEED made this 25 day of February, 2025 by and between,

| GRANTOR | GRANTEE |
|---|---|
| KEVIN G. COX (married) | KEVIN G. COX and wife, KELLY FARRINGTON COX |
| Mailing Address: 1553 Audubon Village Drive, Winston-Salem, NC 27106 | Mailing Address: 1553 Audubon Village Drive, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 7, as shown on the final map for AUDUBON VILLAGE, recorded in Plat Book 68, Page 49, 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: 1553 Audubon Village Drive, Winston-Salem, NC 27106

Pursuant to North Carolina General Statutes Section 39-13.3(b), the purpose of this deed is to create a tenancy by the entirety.

The property does include the primary residence of the Grantor.

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.

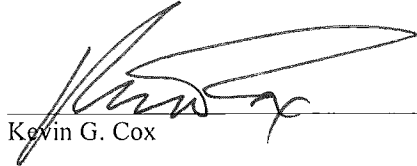
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3820, Page 95, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 68, 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)

Kevin G. Cox

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: **Kevin G. Cox**

Date: 2/25/25

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public

My Commission Expires: 5/29/29

