

2019024045 00118FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$30.00**

PRESENTED & RECORDED

06/24/2019 02:04:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3467**PG: 2257 - 2259****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$30.00Parcel Identifier No.: **6835-88-1963.000** Verified By: _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee 802 Graham Ave, Winston Salem, NC 27101This instrument was prepared by: Jason Goins, Attorney-at-LawBrief description for the Index: Lot 210THIS DEED made this 24th day of June, 2019, by and between

GRANTOR	GRANTEE
THEODORE AKINYELE Address:	THOMAS J. WATERCOTT Property Address: 802 Graham Ave Winston Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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

The property herein above described was acquired by Grantor by instrument recorded in Book **3225**, Page **4420**.

A map showing the above described property is recorded in Plat Book **8**, Page **217**.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.

2018 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Theodore Akinyele (SEAL)
THEODORE AKINYELE

____ (SEAL)

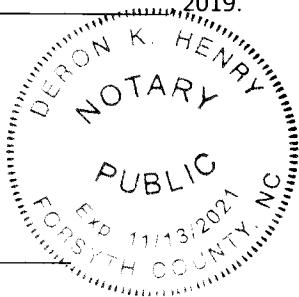
STATE OF NC COUNTY OF Gaston

I, the undersigned, a Notary Public of the state and county aforesaid, certify that **THEODORE AKINYELE** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 24th day of JUNE, 2019.

[NOTARY SEAL]

My Commission Expires:

11/13/2021



Print Name: Deron K. Henry

STATE OF _____ COUNTY OF _____

I, the undersigned, a Notary Public of the state and county aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2019.

[NOTARY SEAL]

My Commission Expires:

Print Name: _____

“Exhibit A”

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot 280, as shown on the Plat of Cameron Park Addition, recorded in Plat book 8, page 217 (8 pages) in the Office of Register of Deeds of Forsyth County North Carolina, to which Map reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 802 Graham Ave., Winston Salem, North Carolina

**Property Address: 802 Graham Ave
 Winston Salem, NC 27105**

Tax Parcel #: 6835-88-1963.000