

2020018323 00115

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$356.00

PRESENTED & RECORDED

05/07/2020 01:56:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3523

PG: 1534 - 1535

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$356.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6838-26-2916.000

Mail after recording to: Grantee: 5724 Haweswater Road, Winston Salem, NC 27105

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 17th day of April, 2020 by and between

GRANTOR

Ellen X. Griffith, Unmarried
5325 Walkertown Landing Circle, Apt 108
Walkertown, NC 27051

GRANTEE

Jasmine Chanel Martin and spouse,
Dennisha Marion Martin

Property Address:
5724 Haweswater Road
Winston Salem, NC 27105

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 22, Pinebrook Manor, Section 1, as shown on the plat recoded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3241, Page 1919, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 124, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME) Ellen X. Griffith (SEAL)
Ellen X. Griffith

By: _____ (SEAL)
Title: _____

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Ellen X. Griffith

Witness my hand and official stamp or seal, this the 17th day of April, 2020.

My Commission Expires: 10-25-2021

Barbara Boose
Notary Public

Print Notary Name: Barbara Boose

