

2020022748 00041

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$406.00

PRESENTED & RECORDED

06/05/2020 09:25:16 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3529**PG: 328 - 329****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$406.00

PIN: 6825-61-4083.000

Mail/Box to: Grantee: 804 Brent Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Lot 71 Highland Park, PB 1, Pg 96, Forsyth county Registry.

THIS DEED made this 29th day of May, 2020 by and between**GRANTOR**

**Robert T. Deedrick and wife,
 Erin Catzen Deedrick (f/k/a Erin U. Catzen)
 535 Hedgewood Place
 Winston-Salem, NC 27104**

GRANTEE

**Jin W. Park and wife,
 Soon J. Park
 804 Brent Street
 Winston-Salem, NC 27103**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 71 as shown on the Map of HIGHLAND PARK recorded in Plat Book 1 at Page 96 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: 804 Brent Street, Winston-Salem, NC 27103

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3238, page 1504, Forsyth County Registry.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.
 submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2020 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

Robert T. Deedrick (SEAL)
Robert T. Deedrick

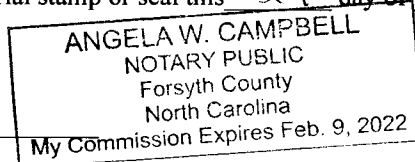
Erin Catzen Deedrick (SEAL)
Erin Catzen Deedrick (f/k/a Erin U. Catzen)

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Robert T. Deedrick and wife, Erin Catzen Deedrick (f/k/a Erin U. Catzen) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29 day of May 2020.

My Commission Expires:
(Affix Seal)



Angela W. Campbell Notary Public
Notary's Printed or Typed Name