

**2020025908 00370**

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

**\$426.00**

PRESENTED & RECORDED

06/23/2020 03:36:11 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3532**

**PG: 4214 - 4216**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$426.00

Parcel Identifier No.: 6803-37-6145.00

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 40, Little Creek Park

THIS DEED made this 19th day of June, 2020, by and between

**GRANTOR**

Mathew A. Troy and Erin Troy fka Erin N. Ford, a married couple

Mailing Address: 3644 Edgemoor Court  
Clemmons, NC 27012

**GRANTEE**

Dennis L. Castellini, II and spouse, Carol L. Castellini

Property Address: 2820 Caraway Lane, 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 parcel of land situated in , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **YES**

The property herein described was acquired by Grantor by instrument recorded in Book , Page , Forsyth County Registry.

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

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

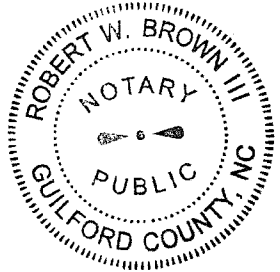
[Signature]  
Mathew Albert Troy  
[Signature]  
Erin Ford Troy

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Robert W. Brown III, Notary Public, do hereby certify that Mathew Albert Troy and Erin Ford Troy personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 1<sup>st</sup> day of June, 2020.

[Signature]  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 10/9/29



**Exhibit "A"**

BEING KNOWN and DESIGNATED as Lot 40 as shown on the map of LITTLE CREEK PARK, which is recorded in Plat Book 22, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Parcel ID # 6803-37-6145.00

Property Address: 2820 Caraway Lane, Winston-Salem, NC 27103