



2020028856 00181

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED:
 07-10-2020 02:38:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3536
PG: 3372-3373

North Carolina General Warranty Deed

Excise Tax: \$330.00

Parcel# 6857-21-4521.000

Mail/Box to: 179

This instrument was prepared by: Mark J. Chiarello, 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.

Brief description for the Index: Lot 40, Map of Williston, Section 4, PB 25, PG 193

THIS DEED made this 13th day of May, 2020, by and between:

GRANTOR

Ossie C. Hairston, widow
 2825 Waughtown St.
 Winston Salem, NC 27107

GRANTEE

Ryan Everett Curry, Sr., unmarried
 5040 Largo Dr.
 Winston-Salem, NC 27101

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

BEING KNOWN AND DESIGNATED as Lot Number 40 as shown on the Map of Williston, Section 4, recorded in Plat Book 25, Page 193 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1205, Page 742.**

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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever with the exception of the following items:

Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

Subject property is X is not _____ the Grantors primary residence.

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

Ossie C. Hairston
Ossie C. Hairston

State of North Carolina - County of Forsyth.

I, the undersigned Notary Public of the County and State aforesaid, certify that **Ossie C. Hairston** personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 13 day of May, 2020
Renee A. Aguilar
My Commission expires November 4, 2020

