

2020052881 00245

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$5.00

PRESENTED & RECORDED

11/19/2020 04:09:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3567**PG: 2860 - 2861****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$5.00

Parcel Identifier Number: 6835-89-9344 Tax ID or Block & Lot: BLOCK 0456 LOT 341Mail/Box to: Grantee at 3811 Whitfield Road, Winston-Salem, NC 27105This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104**NOTE: NO TITLE CERTIFICATION BY DRAFTING ATTORNEY NOR TITLE INSURANCE PROCURED**Brief description for the Index: Lot 341 of North Cameron Park Addition

THIS DEED made this November 19, 2020 by and between

GRANTOR	GRANTEE
Dorcas Campbell Widow of Walter W Johnson	Catherine Sherman, unmarried
Grantor Address:	Buyer Address:
2050 Dellabrook Road Winston-Salem, NC 27105	3811 Whitfield Road Winston-Salem, NC 27105
	Property Address:
	845 N Cameron Avenue 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 situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Lying and being on the east side of Cameron Avenue between Eight and Ninth Streets, having a frontage on Cameron Avenue of 50 feet and of that same width extending back eastwardly between parallel lines a distance of 105 feet to a ten foot alley. Being known and designated as Lot Number 341 as shown by and upon a map of North Cameron Park Addition made by G.F. Hinshaw, Civil Engineer, in January 1938 and of record in the Public Registry of Forsyth County in Plat Book Number 8 at page 217, 8 sheets.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2072, Page 0160.

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:

____ / ____ THIS PROPERTY ☐ DOES ~~DOES NOT~~ INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Dorcas Campbell (SEAL)
Dorcas Campbell

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Dorcas Campbell widow personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 19 day of November, 2020.

My Commission Expires: 10/3/2022
Brian H. Elam
Brian H. Elam, Notary Public

