

**2021001616 00137**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$222.00**  
PRESENTED & RECORDED  
01/12/2021 12:56:25 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY  
**BK: RE 3579**  
**PG: 2299 - 2303**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$222.00

Parcel Identifier No. 6836-27-7264.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2021  
By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Part of Lot 97, Section B, Bon Air

THIS DEED made this 5 day of January, 2021, by and between

GRANTOR

**Patriscilla Yvette Springs, unmarried; Bryana Catria Charles, Unmarried; Brycen Keith Charles, unmarried; and George A. Payne, as Administrator of the Estate of Byran Keith Charles, aka Bryan Keith Charles**

GRANTEE

**Shawn Michael Prophet and Leslie McManus Cristiano**

**Property Address: 2842 Bon Air Avenue  
Winston Salem, NC 27105**

**Mailing Address: 590 Ryder Cup Lane  
Clemmons, NC 27012**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference

This property \_\_\_ is x is not the primary residence of one or more of the Grantors.

For back title, see Book 2823, Page 2652, Forsyth County Registry and Forsyth County Estate File 18 E 2302

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

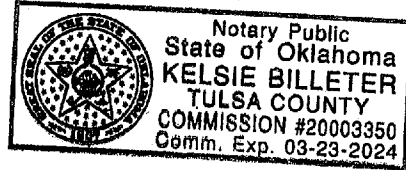
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

*Patricia Yvette Springs* (SEAL)  
Patricia Yvette Springs



*Bryana Catria Charles* (SEAL)  
Bryana Catria Charles

*Brycen Keith Charles by Catria Catria Charles, his attorney in fact* (SEAL)  
Brycen Keith Charles

Estate of Byran Keith Charles

By: *George A. Payne, Adm.* (SEAL)  
George A. Payne, Administrator

State of Oklahoma - County of Tulsa

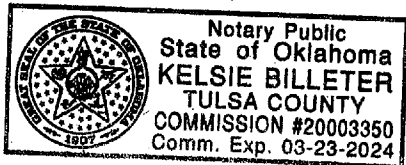
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Patricia Yvette Springs.

Date: 1/5/21

*K Billeter*  
Notary Public

Kelsie Billeter  
Print Name

My commission expires: 3/23/24



State of NC - County of Forsyth

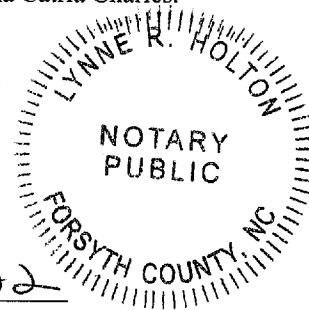
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bryana Catria Charles.

Date: 1-11-2021

*Lynne R. Holton*  
Notary Public

Lynne R. Holton  
Print Name

My commission expires: 2/5/2022



State of \_\_\_\_\_ - County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brycen Keith Charles.

Date:

*See attached*

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

State of NC - County of Forsyth

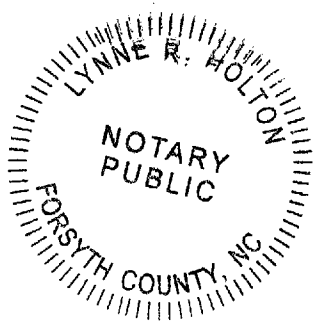
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: George A. Payne.

Date: 1-12-2021

*Lynne R. Holton*  
Notary Public

Lynne R. Holton  
Print Name

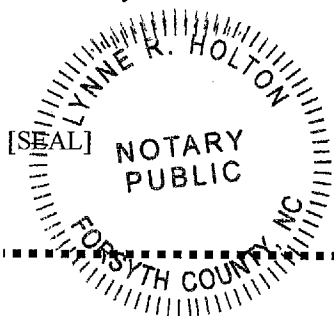
My commission expires: 2/5/2022



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Lynne R Holton, a Notary Public, do hereby certify that Catina Patrice Daniels, attorney-in-fact for Brycen Keith Charles, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Brycen Keith Charles and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3579, Page 1801, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Catina Patrice Daniels acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Brycen Keith Charles.

Witness my hand and seal this the 11<sup>th</sup> day of January, 2021.



Lynne R Holton  
Notary Public

My commission expires: 2/5/2022

Exhibit A

**Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake at the southwest intersection of Bon Air Avenue and 29<sup>th</sup> Street, and running thence westwardly along the south line of 29<sup>th</sup> Street 100 feet to an iron stake; thence southwardly 50 feet to an iron stake in the north line of Lot 96; thence eastwardly with the north line of Lot 96, 100 feet to an iron stake in the west line of Bon Air Avenue; thence northwardly with the west line of Bon Air Avenue 50 feet to an iron stake, the place of BEGINNING. The same being the eastern two-thirds of Lot 97, Section B, on map of Bon Air, as recorded in Plat Book 3 at page 25, in the Office of the register of Deeds of Forsyth County, North Carolina.**