

2021004910 00303FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$270.00**

PRESENTED & RECORDED

01/29/2021 04:09:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3583**PG: 3580 - 3582**

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax:** \$270.00**Tax Parcel Identification Number:** 6838-26-4990.000

This instrument was prepared by: Philip E. Searcy, 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.

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 5713 Haweswater Road, Winston-Salem, NC 27105**Property Address:** 5713 Haweswater Road, Winston-Salem, NC 27105

Brief description for the Index: Lot #12, Pinebrook Manor, Section 1

 THIS DEED made this 4th day of December, 2020 by and between

GRANTOR

PATRICIA OLIVER, Single

2778 Kingsdale Court
Winston-Salem, NC 27103**GRANTEE**

LATANYA GREEN JACKSON, Single

5713 Haweswater Road
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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 1945 Page 2900, Forsyth County Registry.

THIS IS OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2020 property taxes.

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

Patricia Oliver (SEAL)
PATRICIA OLIVER

STATE OF North Carolina

COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Patricia Oliver either being personally known to me or proven by satisfactory evidence (said evidence being N.C License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 4th day of December, 2020.

Elizabeth F. Searcy
Notary Public
Name: Elizabeth F. Searcy
My Commission Expires: 11/25/2022

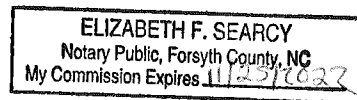


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 12 as shown on the Map entitled PINEBROOK MANOR – SECTION 1 as recorded Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 1632, Page 1562 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.