

2021015002 00093

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$720.00

PRESENTED & RECORDED
 03/25/2021 11:56:56 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3596
PG: 3061 - 3062

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$ 720.00**

Parcel Identifier No. 6806-58-2464.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103

This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 19th day of March, 2021, by and between

GRANTOR
 MELISSA L. BOOS
 3921 ESTANCIA LANE
 BOYNTON BEACH, FL 33435

GRANTEE
 DAVID MICHAEL STITH, JR. **
 4249 ROLLING KNOLL LANE
 WINSTON SALEM, NC 27106
 ** and spouse, Kathryn Payne Stith

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of WINSTON SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 4, AS SHOWN ON THE PLAT OF ROLLING KNOLL, AS RECORDED IN PLAT BOOK 47, PAGE 27, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2730 page 1747.
 All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 47 page 27.

Page 1 of 2

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:

Restrictive covenants recorded in BOOK 2549, PAGE 1310, FORSYTH County Registry.
Easements and Restrictions of record.

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

(Entity Name) _____ (SEAL)
Print/Type Name: MELISSA L. BOOS

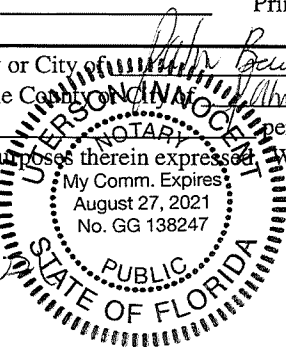
By: _____
Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of Florida - County or City of Alachua
I, the undersigned Notary Public of the County or City of Alachua and State aforesaid, certify that
MELISSA L. BOOS personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of
March, 2021.

My Commission Expires: 08/27/2021
(Affix Seal)



Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name