

2021022513 00089FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

04/30/2021 10:52:44 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3606**PG: 967 - 968****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$200.00

PIN: 6825-88-8764.000

Return after recording to: Grantee: 3802 Suite A, Clemmons Rd., Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney at Law 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 84, Sec. 1, West End Hotel and Land Co., PB 8, Pg 83 , FCR

THIS DEED made this 30th day of April, 2021 by and between

GRANTOR	GRANTEE
Hessamedin Alimohammadi and wife, Delphine Valerie Masse 3713 Surrey Way Court Winston-Salem NC 27106	Christopher D. Lane and wife, Melissa Kelly 3802 Suite A, Clemmons Road 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 that certain lot or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 84, Section No. 1, West-End Hotel and Land Co., which said plat is recorded in Plat Book 8, Page 83 in the Register of Deeds Office of Forsyth County, North Carolina and to which reference is hereby made for a more particular description.

Property address: 833 W. Seventh Street, Winston-Salem, NC 27106

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
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 and restrictions of record, if any; violated zoning ordinances, if any. 2021 taxes are to be pro-rated.

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

Hessamedin Alimohammadi (SEAL)
Hessamedin Alimohammadi

Delphine Valerie Masse (SEAL)
Delphine Valerie Masse

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Hessamedin Alimohammadi and wife, Delphine Valerie Masse 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 30 day of April, 2021.

My Commission Expires: 0209-2022
(Affix Seal)

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

ANGELA W. CAMPBELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Feb. 9, 2022