

2021031237 00115FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED

06/11/2021 12:31:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3617**PG: 624 - 627****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Parcel Identifier No. 6844-53-9495

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.

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 7A Miller's Landing PB 49 PG 118

THIS DEED made the 7th day of June, 2021, by and between

GRANTOR	GRANTEE
Nindy J. Jarrell, a single woman	Shenekia Blackwell, a single woman
Grantor Address: 1320 Westgate Center Drive Winston-Salem, NC 27103	Property Address: 2430 Meadowpark Lane Winston-Salem, NC 27107

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3237, Page 1575, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, rights of way, and other restrictions of record.

(signatures to follow)

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

Nindy J. Jarrell (SEAL)
Nindy J. Jarrell

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Nindy J. Jarrell personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 7th day of June, 2021.

PATRICIA BASKIN
NOTARY PUBLIC
FORSYTH COUNTY
North Carolina
MY COMMISSION EXPIRES: 09-25-2021

Patricia Baskin
Forsyth Notary Public
My commission expires: 09-25-2021

Exhibit "A"

**Property of Shenekia Blackwell, a single woman
2430 Meadowpark Lane**

BEING KNOWN AND DESIGNATED AS ALL OF LOT 7A, as shown on the Plat of Miller's Landing, said plat being duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Plat Book 49, Page 118, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3237, Page 1575, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-53-9495 on the Forsyth County Tax Maps.