

**2021031678 00305**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
06/14/2021 04:46:30 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY

**BK: RE 3617**  
**PG: 3192 - 3195**

NORTH CAROLINA )

FORSYTH COUNTY )

**NONWARRANTY DEED**

*Drafted by: Hannah C. Mashburn, Esq.*  
*Return to: Allman Spry, Box 8*

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**Excise Tax: NTC**

**Tax PIN: 6815-51-5307, 6815-51-4460, and 5893-07-0377**

**Street Address: 250 Executive Park Boulevard, Suite 105, Winston-Salem, NC 27103 and 2245-A Lewisville Clemmons Road, Clemmons, NC 27012**

**THIS NONWARRANTY WARRANTY DEED** made this 12 day of June, 2021, by and between:

**SYLVIA J. MCCREADY,**  
executor of the Estate of Lucy Marie Dull Donadio (hereinafter "Grantor")  
having an address of 2822 Inlet Shore Drive, Fort Mill, SC 29708,

and

**BRIAN PAUL DONADIO,**  
(hereinafter "Grantee")  
having an address of 670 Chester Road, Winston-Salem, NC 27104

**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, transfer, and convey unto the Grantee in fee simple, all of Grantor's ownership interest in those certain lots or parcels of land situated in Forsyth County, North Carolina, more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference**

**EXHIBIT NOT ATTACHED AT RECORDING**

This instrument prepared by: Hannah C. Mashburn, 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.

The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by deed recorded in Deed Book 1810, Page 3609 and Deed Book 1996, Page 650.

**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.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has executed, or caused this instrument to be executed, effective as of the day and year first above written.

[Signatures and acknowledgements follow]

Signature Page to  
Nonwarranty Deed  
by and between  
SYLVIA J. McCREADY,  
executor of the Estate of Lucy Marie Dull Donadio  
and  
BRIAN PAUL DONADIO

*Sylvia J. McCready* (seal)  
Sylvia J. McCready  
Executor of the Estate of Lucy Marie Dull Donadio

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STATE OF ~~NORTH CAROLINA~~ <sup>SOUTH CAROLINA</sup>  
COUNTY OF ~~FORSYTH~~ <sup>YORK</sup>

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sylvia J. McCready

Date: *June 12, 2021* *Sharon Anne McClain* Notary Public  
SHARON ANNE MCCLAIN Printed Name

My commission expires: *07/23/2030*

SHARON ANNE MCCLAIN  
Notary Public  
State Of South Carolina  
My Commission Expires July 23, 2030

the General Statutes of North Carolina. This waiver is made pursuant to G.S. 47C-4-101(a).

This conveyance is made subject to real estate taxes for the year 1998 and subsequent years and to all of the terms, provisions, conditions, rights, privileges, obligations, restrictions, easements, and liens set forth in the Declaration and Exhibits thereto.

This conveyance is made subject to all rights of way, easements and restrictions of record, if any.