

2021040250 00340
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$352.00
 PRESENTED & RECORDED
 07/27/2021 04:58:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3628
PG: 2552 - 2555

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$352.00

Parcel Identifier No. 6849-12-1990.00

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 25, Laurel Springs, Section One, PB 23 PG 33

THIS DEED made the 23 day of July, 2021, by and between

GRANTOR	GRANTEE
Angela P. Godfrey (unmarried)	Catika A. Zielke (unmarried)
Grantor Address:	Property Address: 6069 Baux Mountain 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 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 3620, Page 1117, 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.

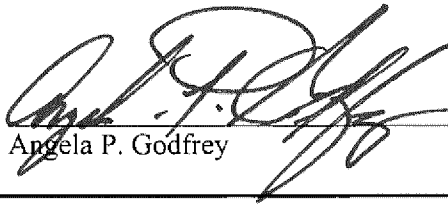
belonging to the Grantee in fee simple.

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)

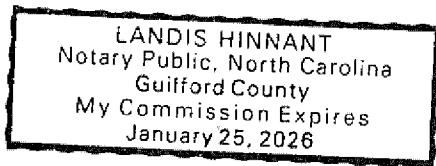
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Angela P. Godfrey

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Angela P. Godfrey 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 23 day of July, 2021.



Landis Hinnant
Landis Hinnant Notary Public
My commission expires: Jan 25, 2026

Exhibit "A"

**Property of Catika A. Zielke, an unmarried person
6069 Baux Mountain Road**

BEING KNOWN AND DESIGNATED as Lot No. 25 as shown on the Plat of LAUREL SPRINGS, SECTION NO. ONE as recorded in Plat Book 23 at Page 33 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3620, Page 1117, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6849-12-1990.00 on the Forsyth County Tax Maps.