

2021065189 00136

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$144.00

PRESENTED & RECORDED
 11/30/2021 12:56:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3659
PG: 187 - 189

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$144.00

Parcel Identifier No.: 6837-65-2969.000

Brief description for index: Lt. 49, Montview

Mail deed/taxes after recording to Grantee: 4359 Tise Avenue, Winston Salem, NC 27105

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 22nd day of November, 2021 by and between

GRANTOR:

MARK A. GODFREY (divorced)

Address: 641 Akron Drive
 Winston Salem, NC 27105

GRANTEE:

**GABRIELA ROBISON and husband, RODNEY
 ROBISON**

Address: 4359 Tise Avenue
 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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3577, Page 1810**, Forsyth County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 1, Page 106, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Mark A. Godfrey (SEAL)
MARK A. GODFREY

SEAL-STAMP	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>David A. Wallace</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that MARK A. GODFREY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22</u> day of <u>November</u> , 2021. My Commission Expires: <u>11-29-24</u> <u>David A. Wallace</u> Notary Public
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DAVID A. WALLACE
Notary Public - North Carolina
Forsyth County

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot 491 as shown on the Map of "MONTVIEW" PROPERTY OF OGBURN REALTY CO., recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also a 20 foot strip off West end of Lots 3, 4, 5, and 6, Subdivision of "The Cox Site" Plat of which is duly recorded in Plat Book 12, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**PROPERTY ADDRESS: 4359 TISE AVENUE, WINSTON SALEM, NC 27105
PARCEL ID #: 6837-65-2969.000**