2022011594 00224 FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$250.00 PRESENTED & RECORDED

PRESENTED & RECORDEL 03/09/2022 04:40:28 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE ASST

BK: RE 3680 PG: 4404 - 4405

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00	
Parcel Identification No. <u>6836-90-9734</u> Verified by of, 20	County on the day
By: Brock & Scott	
Mail/Box to: GRANTEE	······································
This instrument was prepared by: Brock & Scott, PLLC NC 27103	, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem,
Brief description for the Index: Lot 37, Slater Park, Sect	tion No. Two
PROPERTY ADDRESS: 1183 Addison Avenue, Wins	ton-Salem, NC 27101
· · · · · · · · · · · · · · · · · · ·	
THIS DEED made this 8th day of March, 2022	2, by and between
GRANTOR	GRANTEE
DENISE CLAYTON and spouse, CHARLES CLAYTON	ALEJANDRO RODRIGUEZ FELICIANO, married
Mailing Address: 4319 Lake Jeanette Road, Greensboro, NC 27455	Mailing address: 1183 Addison Avenue, Winston-Salem, NC 27101

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

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Submitted electronically by "Brock & Scott, PLLC FC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

certain lot or parcel of land situated in the City of Winston-Sale North Carolina and more particularly described as follows:	m, Township, Forsyth County,	
BEING KNOWN AND DESIGNATED as Lot Number 37 as Two as recorded in Plat Book 17, Page 50 in the Office of the Carolina, reference to which is hereby made for a more partic	he Register of Deeds of Forsyth County, North	
Being the same property conveyed by Will of Dorothy M. probated in that Estate filed with the Office of the Forsyth number 04 E 1641.		
The property conveyed herein does does not include the primary residence of Grantor.		
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 seize convey the same in fee simple, that title is marketable and free ar warrant and defend the title against the lawful claims of all persons	nd clear of all encumbrances, and that Grantor will	
2022 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.		
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.		
DENISE CLAYTON (SEAL) CH	hailes Clayton (SEAL) JARLES CLAYTON	
I, Tayunus P. Hazelwad , the unders and State aforesaid certify that DENISE CLAYTON personally a due execution of the foregoing instrument for the purposes therein Witness my hand and Notarial stamp or seal this day of TAMMY P HAZELWOOD NOTARY PUBLIC STOKES COUNTY, NC My Commission Expires 5-17-2022	ppeared before me this day and acknowledged the expressed.	
I, Tahung P. Harelwood, the unders and State aforesaid, certify that CHARLES CLAYTON personal the due execution of the foregoing instrument for the purposes the Witness my hand and Notarial stamp or seal this day of	rein expressed.	
My Commission Expires: My Commission Expires: My Commission Expires 5-17-2022	Notary Public	

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