

2022011594 00224FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$250.00**

PRESENTED & RECORDED

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. 6836-90-9734 Verified by _____ County on the _____ day
of _____, 20____By: Brock & ScottMail/Box to: GRANTEEThis instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem,
NC 27103Brief description for the Index: Lot 37, Slater Park, Section No. TwoPROPERTY ADDRESS: 1183 Addison Avenue, Winston-Salem, NC 27101THIS DEED made this 8th day of March, 2022, 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

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with NC Bar Association – 1981 SoftPro Corporation, 4800 Falls of Neuse Road, Ste 400,
Raleigh, NC 27609Submitted 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-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 37 as shown on the Map of Slater Park, Section No. Two as recorded in Plat Book 17, Page 50 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being the same property conveyed by Will of Dorothy M. Hunt to Denise Clayton, which Will was duly probated in that Estate filed with the Office of the Forsyth County Clerk of Superior Court in Estate file 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 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:

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.

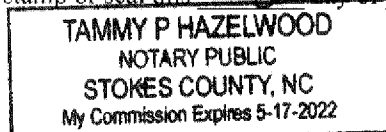
Denise L. Clayton (SEAL)
DENISE CLAYTON

Charles Clayton (SEAL)
CHARLES CLAYTON

State of North Carolina, County of Forsyth

I, Tammy P. Hazelwood, the undersigned Notary Public of Stokes County and State aforesaid, certify that DENISE CLAYTON personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 3 day of March, 20 22.



My Commission Expires:

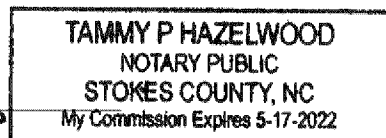
5/17/2022

Tammy P. Hazelwood
Notary Public

State of North Carolina, County of Forsyth

I, Tammy P. Hazelwood, the undersigned Notary Public of Stokes County and State aforesaid, certify that CHARLES CLAYTON personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of March, 20 22.



My Commission Expires:

5/17/2022

Tammy P. Hazelwood
Notary Public