

**2022024999 00076**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 05/25/2022 11:57:22 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
 BK: RE 3697  
 PG: 811 - 812

## NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC \_\_\_\_\_

Parcel Nos: 6836-92-9526.000

Mail/Box to: Bynum Law Firm, PLLC (pick-up)

This instrument was prepared by: Christie Bynum, Attorney at Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 23rd day of January, 2022, by and between

### GRANTOR

YOLANDA GRAY, formerly Yolanda Neely,  
and spouse, DONALD R. GRAY

### GRANTEE

JALEN AUSTIN, unmarried

1475 Addison Ave.  
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 Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated as Lots 33 and 34 on Map of Dellabrook, recorded in the Office of the Register of Deeds in Plat Book 7, Page 108 and further displayed on the map of property of Mrs. Sudie Byerly Strafford, recorded in the Office of the Register of Deeds in Plat Book 13, Page 5 as Lots 33 and 34 of Dellabrook Development, and reference to said maps is hereby made for a full and complete description.**

**Property Address: 1475 Addison Avenue  
Winston-Salem, NC 27105**

submitted electronically by "Bynum Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3108, Page 2978, Forsyth County Registry.

All or a portion of the property herein conveyed \_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 13, Page 5.

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.

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

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

*Yolanda Gray*  
YOLANDA GRAY

*Donald R. Gray*  
DONALD R. GRAY

State of North Carolina

County of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that **YOLANDA GRAY and spouse, DONALD R. GRAY** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and Notarial stamp or seal, this 23rd day of January, 2022.

My Commission Expires: 09/15/2026

*Luke Santos*

Notary Public

Luke Santos  
Notary's Printed or Typed Name

