

2022036217 00062FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$392.00PRESENTED & RECORDED
08/03/2022 11:05:53 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3710
PG: 1886 - 1888**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$392.00

Primary Residence of Grantor: No

Parcel Identifier No. 6837-66-0730.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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.

Brief description for the Index: _____

THIS DEED made this 2nd day of August, 2022, by and between**GRANTOR**DENORIS A. PERRY,
UNMARRIED
5215 QUEENSWAY ROAD
WINSTON-SALEM, NC 27127**GRANTEE**CAROL ANDERS,
UNMARRIED
4440 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 the County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 2146, Page 3929.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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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:

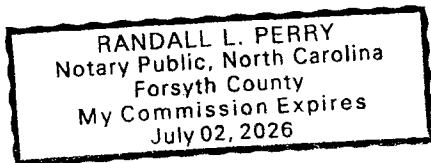
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

DENORIS A. PERRY (SEAL)
DENORIS A. PERRY

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that DENORIS A. PERRY personally appeared before me this day, and I have seen satisfactory evidence of the their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3RD day of AUGUST, 2022.



Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at a point in the Western right-of-way of Tise Avenue, said beginning point lying North 00 degrees 32' 04" West 14.39 feet from a point alleged to be a corner of Lot 477 in Tax Block 1524 on Forsyth County Tax Maps, and said beginning point also lying South 00 degrees 32' 04" East 301.21 feet from the Northeast corner of Lot 480 in Tax Block 1524, Forsyth County Tax Maps which is the Northeast corner of lot 480 on the Map of MONTVIEW, a plat of which is recorded in Plat Book 1, page 106, Forsyth County Registry; and from said beginning point running North 86 degrees 44' 35" West 18.83 feet to an iron, and continuing with the South line of Lot 478 and North line of Lot 477, North 86 degrees 44' 35" West 210.27 feet to an iron, the Southeast corner of Lot 438, Plat of Montview; running thence North 03 degrees 04' 14" East 300.11 feet to an iron; thence South 86 degrees 52' 01" East 210.16 feet to an iron in the Western right-of-way line of Tise Avenue; and running thence with said right-of-way line of Tise Avenue South 00 degrees 32' 04" East 301.21 feet to the point and place of BEGINNING. Containing 1.5207 Acres, and being Lots 478, 479 and 480 as shown on the Plat of the Ogburn Realty Co. Property known as MONTVIEW and recorded in Plat Book 1, page 106; and the Southwest portion of the Map showing Property of Estate of R.L. Cox - No. 2 recorded in Plat Book 11, page 4, Forsyth County Registry; and being according to a survey prepared for Jackie V. Anderson and wife, Donna B. Anderson, dated 9/17/92, as Drawing No. 92481, by Thomas A. Riccio & Associates, R.L.S. No. L-2815.

**Property Address: 4440 Tise Avenue
Winston-Salem, NC 27105**