

**202204471 00150**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$60.00PRESENTED & RECORDED  
09/27/2022 03:53:52 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON, DPTY

BK: RE 3720

PG: 281 - 283

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$60.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-85-4638000

Mail after recording to: GRANTEE

This instrument was prepared by: Marcus Becton, Esq.

THIS DEED made this 15<sup>th</sup> day of September, 2022 by and between**GRANTOR****PEARL H. MCCLARY ESTATE:  
VERNETTA MARTIN, EXECUTOR AND HEIR**

MAILING ADDRESS:

**GRANTEE****DIANA ALMEIDA and JACQUELINE JANET MORALES**

MAILING ADDRESS: 725 East Devonshire Street, Winston-Salem, NC 27107

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 and more particularly described as follows:

**See Exhibit A**

All or a portion of the property hereinabove described was acquired by Grantor by Forsyth County Estate File No. 20-E-2062.

The above described property  does/  does not include the primary residence of the 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.

Submitted electronically by "Becton 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.

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:

- 1. Easements and restrictions of record
- 2. Ad valorem taxes for 2022 and thereafter

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(s), the day and year first above written.

\_\_\_\_\_  
Vernetta Martin, Executor and Heir (SEAL)

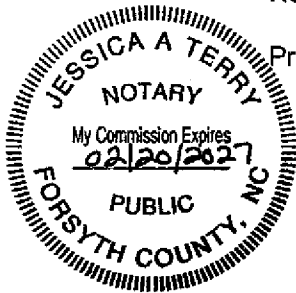
STATE: NC  
COUNTY: Forsyth

I, Jessica A Terry, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Vernetta Martin, Executor and Heir**. Witness my hand and official stamp or seal, this the 15<sup>th</sup> day of September, 2022.

My Commission Expires: 02/20/2027

\_\_\_\_\_  
Notary Public

Print Notary Name: Jessica A Terry



**Exhibit "A"**

Being all of Lot 4, "Wachovia Development Company," Plat Book 8, Page 81(2), Forsyth County Registry.

Address: 725 E. Devonshire Street, Winston Salem, NC 27101