



2022046292 00054
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
10-11-2022 11:08:09 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3722
PG: 1251-1252

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2022.

Mail after recording to Ronald P. Johnson, 235 N. Edgeworth Street, Greensboro, North Carolina 27401

This instrument was prepared by: Ronald P. Johnson (without title examination)

Brief description for the Index: _____

THIS DEED made this 3rd day of October, 2022.

GRANTOR	GRANTEE
Eugenia S. Carter (a/k/a Eugenia Sloan Carter) 1224 Watson Avenue Winston-Salem, NC 27103	Eugenia S. Carter, Trustee of Eugenia S. Carter Revocable Trust dated October 5, 2015, Revised and Restated August 26, 2020 1224 Watson Avenue Winston-Salem, NC 27103

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

TRACT I:

Property Address: 4012 Sherman Drive, Winston-Salem, NC 27127

Parcel Number: 6813836225000 ; PIN: 6813836225

All or a portion of the property herein conveyed does include the primary residence of a Grantors.

BEING KNOWN AND DESIGNATED as Lot No. 11 as shown on the plat of the Property of D.P. Deshazo and George D. Binkley, Jr., as recorded in Plat Book 18, Page 118, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT II:

Winston Salem *W.S.C.*

Property Address: 1224 Watson Avenue, Greensboro, NC 27103

Parcel Number: 6824478981000; PIN: 6824478981

All or a portion of the property herein conveyed does include the primary residence of a Grantors.

Forty-two percent (42%) undivided interest of property located on Watson Avenue, and being known and designated as Lot No. 17 as shown on the map of SALEM REALTY COMPANY PROPERTY, SECTION 1, as recorded in Plat Book 18, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

This conveyance is made subject to those restrictive and protective covenants recorded in Book RE 2902, Page 947, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under and through Grantor, except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

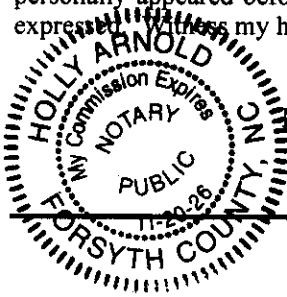
Easements, restrictions, rights-of-way of record and ad valorem taxes for the current year.

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

(Corporate Name) *Eugenia S. Carter* (SEAL)
Eugenia S. Carter (a/k/a Eugenia Sloan Carter)

SEAL-STAMP State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Eugenia S. Carter (a/k/a Eugenia Sloan Carter), Grantor, 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 03 day of October, 2022.



My Commission Expires: 11-20-2026

Holly Arnold

Holly Arnold, Notary Public
(Printed Name of Notary)