

**2022048164 00070**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$352.00**

PRESENTED & RECORDED  
 10/24/2022 11:35:41 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3724**  
**PG: 2807 - 2809**

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$352.00**

**Parcel Identification Number: 6836-96-8771.000**

**This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Return to: Grantee @ 2705 Ansonia Street, Winston-Salem, North Carolina 27105**

**Property Address: 2705 Ansonia Street, Winston-Salem, North Carolina 27105**

**Brief description for the Index: Lot Number 22 City View Development**

THIS DEED made this 24<sup>th</sup> day of October, 2022 by and between

GRANTOR	GRANTEE
<b>HABITAT FOR HUMANITY OF FORSYTH          COUNTY, INC.          1023 W. 14<sup>th</sup> Street          Winston-Salem, NC 27105</b>	<b>ANTOINETTE MONAE CONRAD          (unmarried)          2705 Ansonia Street          Winston-Salem, NC 27105</b>

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**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION SEE EXHIBIT A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor in Deed Book 3389, Page 2469.

A map showing the above-described property is recorded in Plat Book 1, Page 108.

During such time as the property described herein is used for purposes for which assistance under the Housing Opportunity Program Extension Act of 1996, PL, 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of person's race, color or national origin or otherwise engages in discriminatory conduct of any kind on account of person's race, color or national origin with respect to the property. The covenant shall run with the land.


**THIS PROPERTY IS NOT THE GRANTORS PRIMARY RESIDENCE.**

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: easements and restrictions of record, if any.

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

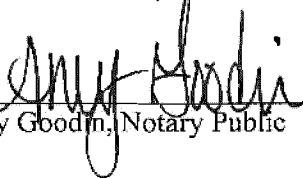
Habitat for Humanity of Forsyth County, Inc.

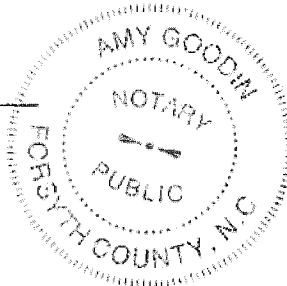
By   
George Redd, IV, Executive Director/CEO

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy Goodin, a Notary Public for Forsyth County, North Carolina do hereby certify that George Redd, IV, Executive Director/CEO of Habitat for Humanity of Forsyth County Inc., appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph of a driver's license; and he acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein.

Date: October 24, 2022

  
Amy Goodin, Notary Public



My Commission Expires: 03-14-2023

**EXHIBIT A**

**2705 Ansonia Street  
Winston-Salem, North Carolina 27105**

**BEING KNOWN AND DESIGNATED as Lot Number 22 as shown on the Map entitled CITY VIEW DEVELOPMENT, as recorded in Plat Book 1, Page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**