



2023003137 00040

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-31-2023 11:57:45 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3738

PG: 3127-3128

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

NO TITLE SEARCH REQUESTED OR PERFORMED

Mail After Recording To: Grantee at address below

Revenue Stamps \$ N.T.C.

GRANTOR DID NOT RESIDE IN THIS PROPERTY.

WARRANTY DEED

THIS DEED made this 30 day of January, 2023 by and between

GRANTOR	GRANTEE
Christine Federico, unmarried 335 West Harson Street Winston-Salem NC 27127	Key Keeper Properties, L.L.C. 335 West Harson Street Winston-Salem NC 27127

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 Forsyth County, North Carolina and more particularly described as follows:

PIN: 6834-45-3559

Address: 2443 Stockton Street

Original to: John Koment

Lot number 174, fronting 50 feet on the east side of Stockton Street, corner of Brookline and Stockton Streets, and of that width extending eastwardly 150 feet to a 15-foot alley, as shown by the map of Central Terrace Company, recorded in the office of the Register of Deeds of Forsyth County, N.C. in Book 108, page 556.

Being the same identical property acquired by Grantor in Book 3646, Page 4384, Forsyth County Registry.

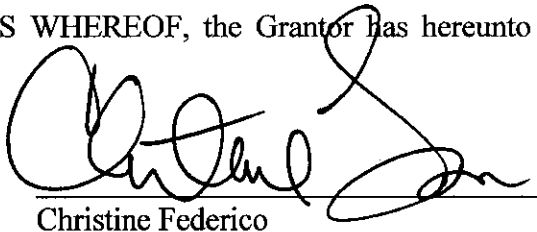
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

 (SEAL)
Christine Federico

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Christine Federico

January 30, 2028.


Notary Public

Print/Type Notary Name: John W. Koment

My Commission Expires: 01-19-2028

Place notary seal below this line:

