



2023007672 00122

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$76.00

PRESENTED & RECORDED:
03-10-2023 02:00:12 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3743
PG: 4216-4218

Exasetax ~~76~~ 76 00

Recording information above this line

TAX LOT NO.	BLOCK	Parcel No. 6834-85-0703.000	Map No.
PROPERTY ADDRESS:	2318 Dacian Street, Winston Salem, NC 27107		
Mail after recording to:	Mast Box 162		
Mail future tax bills to:	Crystal Dawn Hawks, Grantee, 2318 Dacian St., Winston Salem, NC 27107		
Drafted by:	D.P. Mast - original to		
Index description:			

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this lot day of Feb 2023 by and between the Grantor and the Grantee named below:

Grantor FRANK E. CRATER (Single) 130 Lindbergh St. Winston-Salem, NC 27104	Grantee CRYSTAL DAWN HAWKS (Single) 2318 Dacian St. Winston Salem, NC 27107
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, for ten dollars and other valuable consideration, the receipt of which is hereby acknowledged, has and by these presents **does grant, bargain, sell and convey unto the Grantee in fee simple**, that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by the Grantor by deed recorded in Book 1434, Page 906 in the 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 herein described is subject to the following exceptions:** Save and except any easements and restrictions of record and 2023 ad valorem taxes, which are to be paid by the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

GRANTOR

Frank E. Crater
Frank E. Crater

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Joanne Ragan, a Notary Public of North Carolina, do hereby certify that Frank E. Crater personally appeared before me and acknowledged the execution of the foregoing Deed.

Witness my hand and notarial seal this the 1st day of Feb., 2023.

OFFICIAL SEAL



Joanne Ragan
Notary Public Signature
Joanne Ragan
Notary Name Typed or Printed

My Commission Expires: 12-29-2026

EXHIBIT A

BEING situated in the County of Forsyth, State of North Carolina, and more particularly described as follows:

BEGINNING at an iron stake, the northwest intersection of Devonshire and Dacian Streets; running thence along the north line of Devonshire Street North $77^{\circ} 15'$ West 100 feet to an iron stake, the southeast corner of Lot No. 25; running thence along the east line of Lot No. 25, North $12^{\circ} 25'$ East 100 feet to a new point in the east line of Lot No. 25; running thence along a new line, South $77^{\circ} 15'$ East 100 feet to a point in the west line of Dacian Street; running thence along the west line of Dacian Street, South $12^{\circ} 45'$ West 100 feet to the point of Beginning, and being known and designated as the southern part of Lots 26 and 27 in Block 3 as shown on the Map of Wachovia Development Co., as recorded in Plat Book 8, page 81(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.