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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$100.00 PRESENTED & RECORDED 03/21/2023 01:14:34 PM LYNNE JOHNSON REGISTER OF DEEDS

BK: RE 3745 PG: 1324 - 1325

BY: OLIVIA DOYLE, ASST

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax	: \$100	Parcel Identifier No: 6846-00-4307.000	
Mail after re	ecording to: Byni	um Law Firm, PLLC (Pick-Up)	
This instrun	nent was prepare	ed by: Christie Bynum, Attorney at Law	
	THIS DEED m	nade this <u>21</u> day of <u>March</u> , <u>2023</u> by and between	_
		GRANTOR	
		BRENDA CHAPPELL ROBINSON, widow	
•		244 W. 23 rd Street	
		Winston-Salem, NC 27105	
		GRANTEE	
		SHARON OMATOKO, unmarried	
		7231 Hambright Road	
		Huntersville, NC 28078	

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:

Lot No. 15 of Slater Park, Section I, as shown on map recorded in Plat Book 17, Page 50, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2301 Slater Ave

Winston-Salem, NC 27101

Submitted electronically by "Bynum 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 15 917, Forsyth County Registry.	10, Page
A map showing the above-described property is recorded in Plat Book 17, Page 50, and referenced within this ins	trument.
The above-described property \(\subseteq \text{does} \) 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 belongi Grantee in fee simple.	ng to the
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to co same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant an the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.	nvey the
Title to the property hereinabove described is subject to the following exceptions:	
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.	e
BRENDA CHAPPELL ROBINSON	(SEAL)
NORTH CAROLINA	
COUNTY OF Coulford	
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or sh the foregoing document: BRENDA CHAPPELL ROBINSON.	e signed
Witness my hand and official stamp or seal, this the 21 day of <u>March</u> , <u>1013</u> .	
My Commission Expires: 1/25/2027 Notary Public	
Notary Public Print Notary Name: Chrote Byne Guilford County My Comm, Exp. My CAROLIMINA A CAROLIMINA My C	