

2023008843 00076

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED

03/21/2023 01:14:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3745

PG: 1324 - 1325

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$100**

Parcel Identifier No: 6846-00-4307.000

Mail after recording to: Bynum Law Firm, PLLC (Pick-Up)

This instrument was prepared by: Christie Bynum, Attorney at Law

THIS DEED made this 21 day of March, 2023 by and between

GRANTOR

BRENDA CHAPPELL ROBINSON, widow

**244 W. 23rd 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 1510, Page 917, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 17, Page 50, and referenced within this instrument.

The above-described property ☐ 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 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 except for the exceptions hereinafter stated.

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.

Brenda Chappell Robinson (SEAL)
BRENDA CHAPPELL ROBINSON

_____(SEAL)

NORTH CAROLINA

COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: BRENDA CHAPPELL ROBINSON.

Witness my hand and official stamp or seal, this the 21 day of March, 2023.

My Commission Expires: 1/25/2027

Christie Bynum Graves
Notary Public

Print Notary Name: Christie Bynum Graves

