

**2023010546 00145**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$240.00**

PRESENTED & RECORDED  
 04/03/2023 02:27:24 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3747**  
**PG: 1887 - 1889**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 240.00

Primary Residence of Grantor: No

Parcel Identifier No. 6836-38-3413.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 17th day of March, 2023, by and between**GRANTOR**

CRYSTAL ARLENE HAIRSTON,  
 UNMARRIED  
 5503 WATERPOINT DRIVE  
 BROWNS SUMMIT, NC 27214

**GRANTEE**

JENNIFER SPEAS,  
 UNMARRIED  
 6664 REYNOLDA ROAD  
 PFAFFTOWN, NC 27040

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

### SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3421, Page 4355.

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James Williams & Co., Inc.  
[www.JamesWilliams.com](http://www.JamesWilliams.com)

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

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

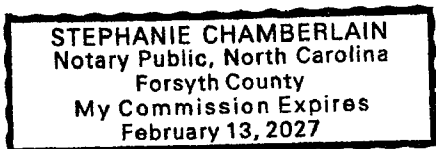
Crystal Arlene Hairston (SEAL)  
CRYSTAL ARLENE HAIRSTON

State of Nc - County of Forsyth

I, Stephanie Chamberlain, the undersigned Notary Public, certify that CRYSTAL ARLENE HAIRSTON personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 3<sup>rd</sup> day of April, 2023.

(Stamp Below)



Stephanie Chamberlain  
Notary Public (Signature)

Stephanie Chamberlain  
Notary Public (Printed Name)

My Commission Expires: 2/13/27

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## **EXHIBIT A**

BEING KNOWN AND DESIGNATED as Lot 23 as shown on Map of Bon Air Addition, Section A, recorded in Plat Book 3, at Page 82 ½ and also designated as Lot 23 on the Map of Bon Air Greenway Place, Section A, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds, Forsyth County, North Carolina.

**Property Address: 3035 N Patterson Avenue  
Winston-Salem, NC 27105**