

2023011577 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 04/11/2023 03:25:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3748
PG: 2752 - 2754

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No.: 6829-97-9873.000

Mail after recording to: Antonio Bailey, 6070 Meadowdale Drive, Winston-Salem, NC 27105

This instrument was prepared by: Hejirika Law, PLLC, 1100 Kenilworth Avenue, Suite 215, Charlotte, NC 28204

Title Company: Barristers Title Services

Brief Description from the Index: LOT 10, Pinebrook Valley, Section 1

THIS DEED made this 31 day of March, 2023, by and between

GRANTOR

Lisa Arnette Peterson, an unmarried woman

166 Medway Drive
 Midway, GA 31320

GRANTEE

Antonio Bailey, an unmarried man

6070 Meadowdale Drive
 Winston-Salem, NC 27105

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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2716, Page 1832, Forsyth County Registry.

Submitted electronically by "Hejirika Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 25, Page 116, and referenced within this instrument.

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:

APPLICABLE ZONING.

ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON THE RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS' ASSOCIATION PROVISIONS.

APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2023 REAL PROPERTY TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Lisa Arnette Peterson
Lisa Arnette Peterson

STATE OF GA
COUNTY OF Liberty

I, Vanessa Singleton, Notary Public, do hereby certify that Lisa Arnette Peterson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 31st day of March, 2023.

Vanessa Singleton
Official Signature of Notary
Vanessa Singleton
Printed or typed name of Notary

My Commission Expires: 04-06-2026



Exhibit "A"

BEING KNOWN and Designated as LOT(s) 10, as shown on the map of PINEBROOK VALLEY, Section 1, which map is recorded in Plat Book 25, Page 116, in Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for more particular description.

Commonly known as address: 6070 Meadowdale Drive, Winston Salem, NC
Parcel ID: 6829-97-9873.000