

2023013017 00180

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED
04/21/2023 04:25:51 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3750
PG: 1354 - 1357

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$410.00

Parcel Identifier No. 6818-10-1175.000

Verified by _____ County on the _____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

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: Lot 6, Winona Heights Sub, PB 25 PG 180

THIS DEED made the 11 day of April, 2023, by and between

GRANTOR	GRANTEE
<p>Sylvia Burgess Henderson, a widow</p> <p>Grantor Address: 5909 Allison Road Pelham, NC 27311</p>	<p>Kiauna Williams</p> <p>Property Address: 5450 Mesa Court Northwest Winston-Salem, NC 27106</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

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 3501, Page 2646, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

submitted electronically by "Orenstein 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.

belonging to the Grantee in fee simple.

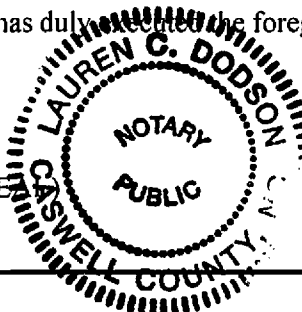
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Sylvia Burgess Henderson (SEAL)
Sylvia Burgess Henderson



STATE OF North Carolina
COUNTY OF Caswell

I, the undersigned Notary Public, do hereby certify that Sylvia Burgess Henderson personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11 day of April, 2023.

Lauren C. Dodson
Lauren C. Dodson Notary Public
My commission expires: August 12, 2026

Exhibit "A"
Property of Kiauna Williams
5450 Mesa Court Northwest

BEING all of Lot 6, Winona Heights Subdivision, recorded in Map Book 25, Page 180 in the Forsyth County Public Registry.

The subject property is the same as that property described in Deed Book 3501, Page 2646, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6818-10-1175.000 on the Forsyth County Tax Maps.