



2023013938 00164

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1.00

PRESENTED & RECORDED:
04-28-2023 02:52:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3751
PG: 2183-2184

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00 *\$1.00*

PARCEL IDENTIFIER NO. 6827-61-5221.000

VERIFIED BY Mecklenburg COUNTY ON THE 27 DAY OF ~~DECEMBER~~ *April*, 2023

THIS INSTRUMENT WAS PREPARED BY: Josh Pinyan, 24 hour closing

RETURN TO: 1320 Matthews Mint Hill rd Matthews NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Block 6052 Lot 603

(No title search performed. No opinion given.)

THIS DEED made this ____ day of April ~~27~~ by and between

GRANTOR	GRANTEE
Delano Denise James , unmarried woman	Wells and Wright Realty Company LLC
Mailing Address: 6225 Towncenter Dr Clemmons NC 27012 <i>603 Aspen Place Winston-Salem, NC 27106</i>	Mailing Address: <i>6225 Towncenter Dr Clemmons, NC 27012 603 Aspen Place Winston-Salem, NC 27106</i>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

Original to: April Wells

TRACT NO. ONE: BEING KNOWN AND DESIGNATED as Lot No. 603, as shown on the Plat of Aspen Park, Section Two, as recorded in Condominium Book 1, Pages 70, 71 and 72, and re-recorded in Condominium Book 1, Pages 89, 90 and 91, as referred to in the Declaration of Condominium hereinafter called "Declaration") recorded in Deed Book 1329, Page 71, on March 13, 1981, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1714, Page 312, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 603, Block 6052, Winston Township, Forsyth County Tax Records, and 603 Aspen Place, Winston-Salem, NC 27106.

TRACT NO. TWO: An undivided 8.3333 interest in and to the "Common Areas and Facilities," as referred to in Paragraph 4 of said "Declaration", reference to which is hereby made for a more particular description of "Common Areas and Facilities."

Property Address : 603 Aspen Place Winston Salem NC 27106

This property is taken subject to any loans and easements currently open on the property.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1948 Page 3076.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Delano Denise James (SEAL)
Delano Denise James

Delano Denise James 4/27/23

STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned, certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument in the capacity indicated above: **Delano Denise James**

Date: 4/27/2023

My Commission Expires: 7/19^{EN} 7/19/2025

Signature of Notary: *Erika D Roberts*

Printed Name of Notary: Erika D Roberts

