

2023016324 00089

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
 05/17/2023 01:00:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3754

PG: 1755 - 1757

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Tax Parcel Identification Number: 6836-82-7446.000

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

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103
NO TITLE SEARCH PERFORMED OR REQUESTED

Mail Tax Bill to: 1413 Gray Avenue, Winston Salem, NC 27105

Property Address: 1413 Gray Avenue, Winston Salem, NC 27105

Brief description for the Index: Lot 5, Homer H. Mickey, W.S. Scales and George Hill Property

THIS DEED made this 16th day of May, 2023 by and between

GRANTOR

ANNE B. JOY, widow

**721 Cascade Avenue
 Winston Salem, NC 27127**

GRANTEE

MARK GIGLOTTI

**1413 Gray Avenue
 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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2816 Page 3610 Forsyth County Registry.

submitted electronically by "Patti D Dobbins, Attorney at 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.

THIS IS _____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Anne B. Joy (SEAL)
ANNE B. JOY

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Emily A. Zimmerman, a Notary Public for the County of Davidson and State of North Carolina, do hereby certify that Anne B. Joy either being personally known to me or proven by satisfactory evidence (said evidence being NOA), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 16th day of May 2023.

Emily A. Zimmerman
Notary Public

Name: Emily A. Zimmerman

My Commission Expires: July 27, 2026

Emily A. Zimmerman NOTARY PUBLIC Davidson County North Carolina My Commission Expires July 27, 2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the Plat of Map of Homer H. Mickey, W.S. Scales and George Hill Property as recorded in Plat Book 4, Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being Lot 5 of the Homer H. Mickey block on the above said plat.