

**2023019037 00016**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$142.00**

PRESENTED & RECORDED  
06/07/2023 08:20:53 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3757**  
**PG: 3430 - 3432**

**SPECIAL WARRANTY DEED**

**This Instrument Prepared by:**  
Reginald P. Harrion, Bar #58498  
o/b/o National Deed Network  
36181 East Lake Road #382  
Palm Harbor, FL 34685

**Tax ID/PIN:** 6844-16-5465

Excise Stamps: \$

Order # ANC23-63208

**After Recording Return To:**  
Albertelli Law  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609

**Mail Tax Statements To:**  
Mark Anthony Godfrey  
641 Akron Drive  
Winston Salem, NC 27105

THIS SPECIAL WARRANTY DEED is made by and between:

**GRANTOR**  
MIDFIRST BANK  
999 N.W. Grand Blvd.  
Oklahoma City, OK 73118

**GRANTEE**  
Mark Anthony Godfrey  
641 Akron Drive  
Winston Salem, NC 27105

\_\_\_\_\_  
This instrument prepared by: Reginald P. Harrion, a licensed North Carolina attorney, who is not the closing attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

\_\_\_\_\_  
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 may be 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 the said Grantor has in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

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

Parcel ID: 6844165465000  
Commonly known as: 1222 Bretton Street, Winston Salem, NC 27107

Grantor acquired the property hereinabove described by instrument recorded in Book RE 3741 Page 2406

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officer(s), on this the 22 day of May, in the year 2023.

MIDFIRST BANK

By [Signature]  
Name: Madison Graspø  
Title: Vice President



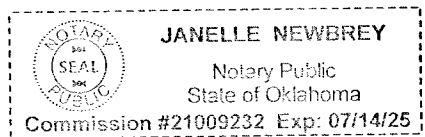
Oklahoma, COUNTY  
STATE OF Oklahoma

I certify that, on this the 22<sup>nd</sup> day of May, in the year 2023, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document:  
By Madison Graspø, who is the/a Vice President of MIDFIRST BANK

[Signature]  
Notary Public Official Signature

Janelle Newbrey  
Notary Printed or Typed Name

My commission expires: 7-14-2025



**EXHIBIT A**

BEGINNING at an iron stake on the south side of Forest Avenue 147.6 feet westerly from the intersection of Forest Avenue and Longview Drive corner of the lot of Mrs. Gertrude Carter; thence with her line, South 04° 35' West 132 feet to an iron stake her corner on the old Carter line; thence North 77° 10' West 60 feet to an iron stake the old Carter corner; thence with John Phillips line North 04° 35' East 122.5 feet to an iron stake, his corner; thence with the south edge of Forrest Avenue, South 85° East 60 feet to the point and place of BEGINNING.