

2023020849 00073

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
 06/21/2023 11:20:36 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3759
PG: 4067 - 4069

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00**Parcel Identifier No.: 6847-38-1636.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **7650 Pine Street, Winston Salem, NC 27405**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 21st day of June, 2023 by and between**GRANTOR:**

**CHRISTOPHER G. NELSON and wife,
 RHONDA NELSON**

Address: 103 Oak Point Drive
 King, NC 27021

GRANTEE:

DOMINIQUE SMITH (unmarried)

Address: 4846 Monte Vista 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 **FORSYTH** County, North Carolina and more particularly described as follows:

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3411, Page 442, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

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.

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

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

By: Christopher G. Nelson (SEAL)
CHRISTOPHER G. NELSON

WENDY B. MILLER Notary Public, NC Forsyth County, NC SEAL STAMP	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that CHRISTOPHER G. NELSON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>21st</u> day of <u>June</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
	By: <u>Rhonda Nelson</u> (SEAL) RHONDA NELSON

WENDY B. MILLER Notary Public Forsyth County, NC SEAL STAMP	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that RHONDA NELSON personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>21st</u> day of <u>June</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Beginning at an iron stake in the west line of Monte Vista Avenue, said stake being 68.5 feet northwardly from the north line of Bristol Street; running thence North 88 degrees West 150 feet to an iron stake in the west line of Lot No. 7; thence with the west line of Lots Nos. 7 and 8 North 4 degrees East 67.5 feet to an iron stake, the northwest corner of Lot No. 8; thence South 88 degrees East 150 feet to an iron stake in the west line of Monte Vista Avenue; thence with the avenue South 4 degrees West 67.5 feet to the BEGINNING; being Lot No. 8 and the North portion of Lot No. 7 on the map of Montes Vista, as recorded in Plat Book 5, Page 102, in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 4846 MONTE VISTA DRIVE, WINSTON SALEM, NC 27105
PARCEL ID #: 6847-38-1636.000