

2023024061 00176FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$52.00PRESENTED & RECORDED
07/17/2023 04:18:44 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3763
PG: 3405 - 3407**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: ~~\$~~ 52.00

Parcel Identifier No. 6818-00-5174.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 17 day of July, 2023 by and between**GRANTOR****HAROLD C. FEARRINGTON AND WIFE, BRENDA H. FEARRINGTON
P. O. BOX 23, BETHANIA, NC 27010****GRANTEE****ERIK MONROY HERNANDEZ
MAILING ADDRESS: 5400 MESA COURT, WINSTON-SALEM, NC 27106
SUBJECT PROPERTY: 0 WINONA STREET, WINSTON-SALEM, NC 27106**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2006, Page 3121, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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

Harold C. Fearrington

HAROLD C. FEARRINGTON (SEAL)

Brenda H. Fearrington

BRENDA H. FEARRINGTON (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **HAROLD C. FEARRINGTON AND WIFE, BRENDA H. FEARRINGTON.** Witness my hand and official stamp or seal, this 17 day of July, 2023.

My Commission Expires: 4/30/28

Notary Public
Print Notary Name: *Clinton Calaway*

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

EXHIBIT A

BEGINNING at an iron located in the South right of way line of Winona Street, said iron is located at the northeast corner of a tract of land conveyed to Harold C. Fearrington and wife, Marguerite Z. Fearrington by Jimmy L. Bradley and wife by deed recorded in Deed Book 823, Page 188, Forsyth County Registry; running thence from said beginning point with the east line of said tract of land South 16 degrees 38 minutes East 620.1 feet to an iron located at the southwest corner of said tract; running thence with the south line of said tract South 72 degrees 14 minutes East 150.00 feet to a point; running thence parallel with the above described east line North 16 degrees 38 minutes West 620.1 feet more or less to a point located in the south right of way line of Winona Street, running thence with the south right of way line of said street North 73 degrees 22 minutes East 150.0 feet to the point and place of beginning. Being a strip of land 150 feet wide from the east side of the property described in Deed Book 823, Page 188. Also being the eastern part of Lot 009C Block 3461 as shown on the Forsyth County Tax Maps.