

2023024535 00126

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 07/20/2023 02:45:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3764
PG: 1170 - 1171

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

PARCEL IDENTIFIER NO. 6834-81-1220

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Trademark Title*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: LO:031 BL1711

THIS DEED made this 20 day of July, 2023, by and between

GRANTOR	GRANTEE
<p>Adrian L. Taylor, an unmarried person</p> <p>Mailing Address <u>3330 Fremont St.</u> <u>Winston Salem, NC 27107</u></p>	<p>Brian West</p> <p>Property Address: 3330 Fremont St. Winston Salem, NC 27107</p> <p>Mailing Address 47 Crabtree Lane Levittown, NY 11756</p>

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 City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Lot # 31 as shown on the map of Clinard Heights which is recorded in the Office of the Register of Deeds of Forsyth County North Carolina in Plat Book 5 page 54 reference to which is hereby made for more particular description.

Property Address: 3330 Fremont St Winston Salem NC 27107
 Parcel ID: 6834-81-1220

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3306** at Page **3698**.

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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Adrian L Taylor
Adrian L Taylor

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I certify that **Adrian L. Taylor**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20 day of July, 2023

Notary Signature: [Signature]

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: 10/7/2027

