

2023025457 00119

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$525.00

PRESENTED & RECORDED
07/27/2023 02:14:20 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3765
PG: 1798 - 1800

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$525.00

This property _____ is X is not the Grantor's
primary residence.

Tax Map No.

Parcel Identifier No. 5897-54-1795.000

Mail after recording to Grantee: 2495 Mount Salem Rd., Winston-Salem, NC 27021

This instrument was prepared by: Michael R. Bennett, Atty.

THIS DEED made this 27th day of July, 2023 by and between

GRANTOR

**J & J of Forsyth County, Incorporated
(a North Carolina Corporation)**

GRANTEE

Ashton McKinney (an unmarried woman)

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 located in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3711, Page 2298, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 29, Page 143, and referenced within this instrument.

submitted electronically by "Bennett & West, PLLC"
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.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any. 2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

J & J of Forsyth County, Incorporated *J & J of Forsyth County*
John Zakon (Seal)
By: *John Zakon*, President

North Carolina, Forsyth County

I Mackenzie Hinsdale certify that John Zakon personally appeared before me this day and acknowledged that he is the President of J & J of Forsyth County, Incorporated, a North Carolina corporation, and that he as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Dated: 7/27/23

Mackenzie J. Hinsdale
Notary Public

(Official Seal)

Mackenzie J. Hinsdale
Printed Notary Name

Commission Expires: 3/25/28

MACKENZIE J HINSDALE
NOTARY PUBLIC
FORSYTH COUNTY NC
MY COMMISSION EXPIRES 3/25/28

Exhibit "A"

Being known and designated as Lot No. 69, as shown on the map of SALEM WEST, SECTION 3, as recorded in Plat Book 29, Page 143, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.