

2023030952 00161FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$348.00

PRESENTED & RECORDED

09/08/2023 03:36:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3772

PG: 870 - 874

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$ 348.00**Primary Residence of Grantor: **No**Parcel Identifier No. **6826-80-3363.000** Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: **Grantee**This instrument was prepared by: Randall L. Perry, 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.

Brief description for the Index: _____

THIS DEED made this 5th day of September, 2023, by and between

GRANTOR	GRANTEE
1. JAMES A. GARNER, JR., UNMARRIED 2. CYNTHIA GARNER AND SPOUSE, THOMAS SHELTON 3. CHERYL GARNER, UNMARRIED	DEVINNE SNOOK, UNMARRIED 1018 THURMOND STREET 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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 2527, Page 2554.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

James A. Garner, Jr. (SEAL)
JAMES A. GARNER, JR.

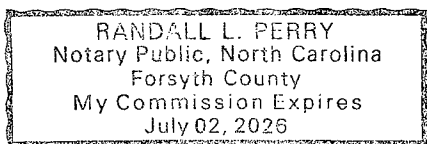
State of NC - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that JAMES A. GARNER, JR. personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 8th day of September, 2023.

(Affix Notary Stamp Below)

Randall L. Perry
Notary Public (Signature)



Randall L. Perry
Notary Public (Printed Name)

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Cynthia Garner (SEAL)
CYNTHIA GARNER

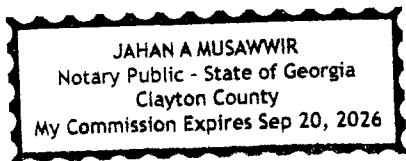
Thomas Shelton (SEAL)
THOMAS SHELTON

State of Georgia - County of Fayette

I, Jahan Musawwir, the undersigned Notary Public, certify that CYNTHIA GARNER AND THOMAS SHELTON personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 5 day of September, 2023.

(Affix Notary Stamp Below)



Jahan Musawwir
Notary Public (Signature)

Jahan Musawwir
Notary Public (Printed Name)

My Commission Expires: Sept. 20, 2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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, other than the following exceptions:

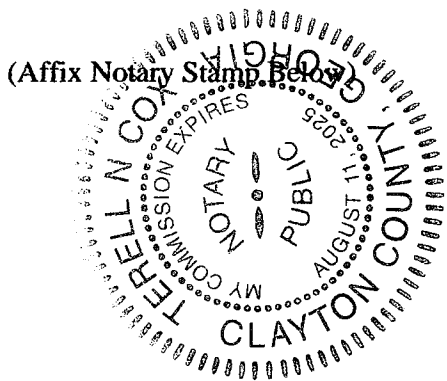
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Cheryl Garner (SEAL)
CHERYL GARNER

State of Georgia - County of Fulton

I, Terrell Cox, the undersigned Notary Public, certify that CHERYL GARNER personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 5 day of September, 2023.



Terrell Cox
Notary Public (Signature)

Terrell Cox
Notary Public (Printed Name)

My Commission Expires: 8/11/2025

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron stake on the West side of Thurmond Street, said stake being distant North 0 deg. 40' East 204.4 feet from the Northwest intersection of Shrub Street and Thurmond Street, said stake being also at the Northeast corner of Lot No. 47 on the hereinafter map mentioned, and running thence from said beginning point along the North line of Lot No. 47; North 89 deg. 20' West 109 feet to an iron stake; thence with the East line of Lot No. 67 North 0 deg. 49' East 50 feet to an iron stake; thence with the South line of Lot No. 45 South 89 deg. 20' East 108.8 feet to an iron stake on the West side of Thurmond Street; thence with the West side of Thurmond Street, South 0 deg. 40' West 50 feet to an iron stake, the place of BEGINNING. The same being known and designated as Lot No. 46 as shown on the map of Chatham Heights as recorded in Plat Book 10 page 160 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Property Address: 1018 Thurmond Street
Winston-Salem, NC 27105**