

2023033549 00116

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$450.00

PRESENTED & RECORDED

09/29/2023 02:11:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3775**PG: 1608 - 1610****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Parcel Identifier No.: 6815-15-1274.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 301 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 10, Gordon Manor

THIS DEED made this 29th day of September, 2023, by and between

GRANTOR

Danny J. Murray and Katherine Murray, a married couple

Mailing Address: 138 Sherwood Court
Advance, NC 27006**GRANTEE**

James Baggatta, an unmarried man, and Valerie Jeanne Bolton, an unmarried person, as joint tenants with right of survivorship

Property Address: 250 Placid St, Winston-Salem, NC 27104

Mailing Address: 250 Placid St
Winston-Salem, NC 27104

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3752, Page 1932, Forsyth County Registry.A map showing the above described property is recorded in Plat Book 18, Page 13, and referenced within this instrument.Submitted electronically by "Stegall & Clifford, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

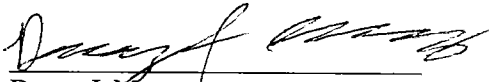
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

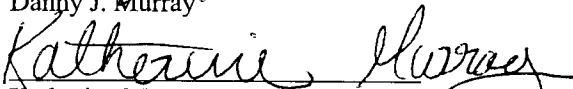
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

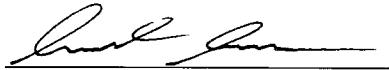
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Danny J. Murray


 Katherine Murray

STATE OF NORTH CAROLINA
 COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Danny J Murray and Katherine Murray personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29th day of September, 2023.



Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 10/11/26

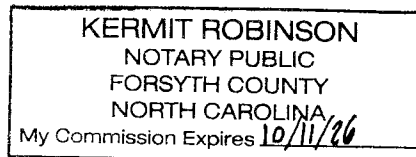


Exhibit "A"

BEING KNOWN and designated as Lot Number 10 as shown on the Map of Gordon Manor, Section III, recorded in Plat Book 18, page 13, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property as that property described in Book 1615, page 1431, Forsyth County Registry.

Parcel ID # 6815-15-1274.000

Property Address: 250 Placid St, Winston-Salem, NC 27104