

2023033769 00139FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$273.00PRESENTED & RECORDED
10/02/2023 03:09:20 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3775
PG: 2800 - 2801**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$273.00

PARCEL IDENTIFIER NO. 6836-27-2741

VERIFIED BY For Sale COUNTY ON THE 28 DAY OF September, 2023
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX: LOTS NO. 171 AND 172, LOCATED ON THE EAST SIDE OF GREENWAY AVENUETHIS DEED made this 28 day of September, 2023, by and between

GRANTOR	GRANTEE
Marquita D. Moore, an unmarried person	Greenway Avenue Land Trust
Mailing Address 2937 Greenway Avenue NW Winston Salem, NC 27105	Property Address: 2937 Greenway Avenue NW Winston Salem, NC 27105
	Mailing Address 425 Grey Reagan Trail Charlotte, NC 28211

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:

LOTS NO. 171 AND 172, LOCATED ON THE EAST SIDE OF GREENWAY AVENUE, BETWEEN 29TH AND 30TH STREET AS SHOWN ON THE MAP ENTITLED BON AIR, GREENWAY PLACE, MADE BY J.E. ELLERBE, CE AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 8, PAGE 109, REFERENCE TO WHICH IS HEREBY MADE.

Property Address: 2937 NW Greenway Ave Winston-Salem NC 27105
Parcel ID: 6836-27-2741

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 **3629** at Page **1926**.

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"
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:

Subject to a Deed of trust from Marquita D. Moore, Grantor to Jerry M. Harmon, Trustee for State Employees' Credit Union Beneficiary. Dated 07/30/2021 and recorded on 07/30/2021 in Book 3629 at page 1929, Forsyth County Public Registry, securing a principal note amount of \$142,000.00.

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.

Marquita D. Moore
Marquita D. Moore

STATE OF North Carolina

COUNTY OF Forsyth

I certify that Marquita D. Moore, an unmarried person, 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 28 day of September, 2023.

Notary Signature: [Signature]

Notary's Printed Name: Julyanne Jules

My Commission Expires: 2/16/2026

[Notarial Seal]

