



2023034441 00126
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
10-06-2023 03:47:07 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3776
PG: 1617-1618

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: **\$0.00**

PARCEL IDENTIFIER NO. 6839-83-2101

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 20_____

THIS INSTRUMENT WAS PREPARED BY: **24 HOUR CLOSING**

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS MINT HILL ROAD, MATTHEWS NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Lot 127 BL 0453

THIS DEED made this ____ day of October 2023 by and between

GRANTOR	GRANTEE	
Phyllis Diane McKinnie, a widowed single person	Herman McKinnie, a single person	
Mailing Address: 1709 N Jackson Ave Winston Salem NC 27105	Property Address: 1709 N Jackson Ave Winston Salem NC 27105	Mailing Address: 1709 N Jackson Ave Winston Salem NC 27105

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 Forsyth County, State of North Carolina, and more particularly described as follows:

BEING known and designated as Lot Number 7 as shown on the Map of the Property of Miss Eunice Burrell as recorded in Plat Book 13, page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

Original to: Lane Mickley

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1882, at Page 3368.**

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Phyllis Diane McKinnie (SEAL)
Phyllis Diane McKinnie

STATE OF NC

COUNTY OF Forsyth

I certify that Phyllis Diane McKinnie, personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument.

Date: 10/5/23

My Commission Expires: 06-28-26

Signature of Notary: *[Signature]*

