

2023034523 00056

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/09/2023 12:11:25 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3776
PG: 2027 - 2030

NORTH CAROLINA QUITCLAIM DEED

This instrument was prepared by Merritt Law, PLLC, 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 proceedings.

Excise Tax: \$0.00

Parcel ID No. 6836-46-4332.000

Mail/Box to: GRANTEE

This instrument was prepared by: Merritt Law, PLLC; 1610 Dale Earnhardt Blvd., Kannapolis, NC 28083

****NO TITLE EXAMINATION WAS PERFORMED OR IMPLIED IN THE PREPARATION OF THIS DEED****

Brief description for the Index:

THIS DEED, made this the 6TH day of October, 2023, by and between

GRANTOR: PHILEMON CATHEY JORDAN THOMPSON and spouse, MELISSA LYNN YOUNG

Mailing Address: 2717 Stokes Avenue, Winston Salem, NC 27105

ARTANZIA JORDAN THOMPSON, unmarried

Mailing Address: 2135 Godby Road, Apartment 04-111, College Park, GA 30349

(herein referred to as **Grantor**)

GRANTEE: SID CATHEY-JORDAN THOMPSON, unmarried (herein referred to as **Grantee**) whose mailing address is: 4260 Brownsboro Road, Apartment E59, Winston Salem, NC 27105

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property, located in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Property Address: 2717 Stokes Avenue, Winston Salem, NC 27105

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book RE 3744, Page 1641.

A map showing the above-described property is recorded in Map Book 3, Page 25.

Submitted electronically by "Merritt Law, 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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) All easements, restrictions, and rights of way of record
- 2) Those matters that a current survey would disclose

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Philemon Cathey Jordan Thompson (SEAL)
 PHILEMON CATHEY-JORDAN THOMPSON

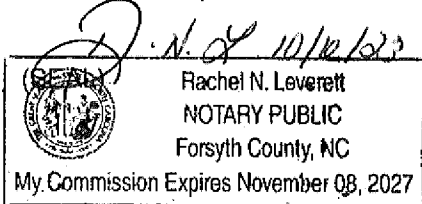
Melissa Lynn Young (SEAL)
 MELISSA LYNN YOUNG

STATE OF North Carolina
 COUNTY OF Forsyth

Rachel N. Leverett, a Notary Public of the State of North Carolina and County of Forsyth do hereby certify that **PHILEMON CATHEY-JORDAN THOMPSON** and **MELISSA LYNN YOUNG** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 6th day of October, 2023.

Rachel N. Leverett
 Notary Public



My commission expires: Nov. 08, 2027

Artanzia Jordan Thompson (SEAL)
ARTANZIA JORDAN THOMPSON

STATE OF North Carolina
COUNTY OF Forsyth

I, Tonya L Slater, a Notary Public of the State of North Carolina and County of Forsyth do hereby certify that **ARTANZIA JORDAN THOMPSON** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 5 day of October, 2023.

(SEAL)

Tonya L Slater
Notary Public

My commission expires: 03-17-2025

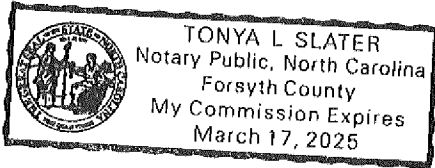


EXHIBIT "A"

BEING Lot No. 6, Block 17 as shown on Map of Bon Air recorded in Plat Book 3, Page 25 in the Office of the Register of Deeds for Forsyth County, NC, reference to which is hereby made for a more complete description.