

2023038818 00139FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$146.00PRESENTED & RECORDED
11/14/2023 03:43:32 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3781

PG: 2475 - 2476

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~146.00~~ 146.00

Parcel Identifier No. 6836-26-9758.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 14 day of November, 2023 by and between

GRANTOR

**WILLIAM CREWS AND WIFE, BELINDA HARDEN CREWS
3615 WILLOW RIDGE LANE, WINSTON-SALEM, NC 27105**

GRANTEE

DAVID COOPER

**955 LONGREEN DRIVE, KERNERSVILLE, NC 27284
SUBJECT PROPERTY: 2939 NE BON AIR AVENUE, 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 2 AS SHOWN ON THE MAP OF WILLIAM AND BELINDA CREWS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 180 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1677, Page 4196, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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.

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

William Crews (SEAL)
WILLIAM CREWS

Belinda Harden Crews (SEAL)
BELINDA HARDEN CREWS

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **WILLIAM CREWS AND WIFE, BELINDA HARDEN CREWS**. Witness my hand and official stamp or seal, this 14 day of November, 2023.

My Commission Expires: 4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028