

2023041185 00120FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$298.00

PRESENTED & RECORDED

12/05/2023 03:50:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3784**PG: 1796 - 1797****BK: R 8784**
PG: 1484 - 1485

RECORDED:

12/05/2023

12:12:13 PM

DEPUTY-GB

BY: SABRINA MILLSAPS

2023055437

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$298.00

NORTH CAROLINA GENERAL WARRANTY DEED**\$298.00**

Parcel Identifier No.: 6836-71-5774

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 1316 N. Dunleith Avenue, Winston-Salem, NC 27101

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Oakdale Subdivision, Lot 36, Block 1395

THIS DEED made this 5th day of December 2023, by and between,

| GRANTOR | GRANTEE |
|--|--|
| JORDAN MCKINLEY (unmarried) | ASHLEE NYCOLE ASKEW Mailing Address: 1316 N. Dunleith Avenue, Winston-Salem, NC 27101 |

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 Guilford County, North Carolina and more particularly described as follows:

LYING and being in the City of Winston-Salem, Forsyth County and State of North Carolina and being Lot 36 as shown on the plat of Oakdale, which is recorded in the Register's office in book 8 of plats at page 93. The lot fronts fifty (50) feet on the west side of Dunleith Avenue and of the width of fifty (50) feet it extends westwardly between parallel lines one hundred and fifteen (115) feet to an alley.

Tax Parcel Identification: 6836-71-5774

Property Address: 1316 N. Dunleith Avenue, Winston-Salem, NC 27101

This property was acquired through Jocelyn V. Johnson, Estate File: 22E1420

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 3754, Page 903 Guilford County Registry.

A map showing the above-described property is recorded in Plat Book , Page .

submitted electronically by "D. Barrett Burge"

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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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Jordan McKinley (SEAL)
Jordan McKinley

State of Florida
County of Miami-Dade

Notarized online using audio-video communication

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jordan McKinley (unmarried)**

Date: 11/28/2023

Carolina Henderson
Notary Public

My Commission Expires: 02/17/2027

Carolina Henderson
printed or typed name of notary public

