

**2024002528 00108**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$350.00**

PRESENTED & RECORDED  
 01/26/2024 03:10:37 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
 BK: RE 3790  
 PG: 2311 - 2312

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 350.00**

Parcel Identifier Number: 6836-38-3413.000

Mail/Box to: Grantee at: 3035 N. Patterson Avenue, Winston-Salem, NC 27105

This instrument was prepared by: GALLIMORE LEVY CHRISAWN GALLIMORE, PLLC (Aaron R. Davis)

Brief description for the Index: Lot 23, Bon Air Addtn, Sec. A; PB 3, PG 82 1/2

**THIS DEED** made this 26 day of JANUARY, 2024, by and between:

### GRANTOR

**Jennifer Speas**  
*unmarried*

*Mailing Address:*  
 6664 Reynolda Road  
 Pfafftown, NC 27040

### GRANTEE

**Anthony Louis Hawkins**  
*and spouse,*  
**Emily Sara Hawkins**

*Mailing Address:*  
 3035 N. Patterson Avenue  
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 the CITY OF WINSTON-SALEM, TOWNSHIP OF WINSTON-SALEM, **FORSYTH** COUNTY, North Carolina and more particularly described as follows:

**Being all of Lot 23, of Bon Air Addition, Section A, as shown on the map recorded in Plat Book 3, Page 82 1/2, in the Office of the Register of Deeds of Forsyth County, North Carolina.**

**Property Address: 3035 N. Patterson Avenue, Winston-Salem, NC 27105**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3747 Page 1887.

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

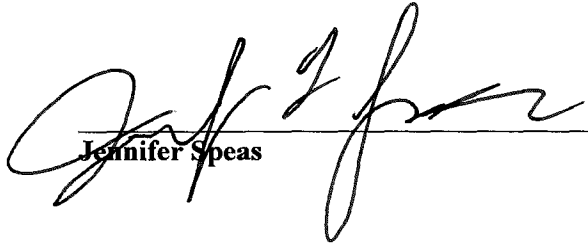
A map showing the above described property is recorded in Plat Book 3, Page 82 1/2.

Submitted electronically by "Gallimore Levy Chrisawn Gallimore 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** 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: *All rights of way, easements and enforceable restrictions, if any, of record.*

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

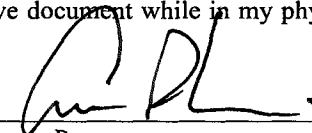
 \_\_\_\_\_ (SEAL)  
Jennifer Speas

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Aaron R. Davis, a Notary Public of the above State and Randolph County certify that **JENNIFER SPEAS** personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

DATE: 1-26-24

 \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-28

(OFFICIAL SEAL)

