

2024003197 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED
 02/01/2024 04:07:14 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3791
PG: 1685 - 1686

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: **\$60.00**

Recording Time, Book, and Page

Parcel Identifier No. **6844-02-4208.000**

Mail after recording to **GRANTEE AT ADDRESS BELOW**

This instrument was prepared by: CLINT CALAWAY, 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 proceeds.

THIS DEED made this 1 day of FEBRUARY 2024 by and between

GRANTOR

EVELYN P. WILSON, unmarried

And

SHANNON BROOKS fka SHANNON C. WILSON and husband, STEVE BROOKS
 2034 CRAVER MEADOWS DR., WINSTON SALEM, NC 27127

GRANTEE

SHAUN GRACE

MAILING ADDRESS: 836 RANKIN ST., WINSTON SALEM, NC 27101
 PROPERTY ADDRESS: 3059 HEITMAN DR., 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 2 AS SHOWN UPON THE MAP OF JACQUELINE ACRES A PLAT OF WHICH IS RECORDED IN PLAT BOOK 18, PAGE 166, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1917, Page 2545, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 18, Page 166, and referenced within this instrument.

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, save and except easements, restrictions, and rights of way as appear of record, and city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

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

Evelyn P. Wilson (SEAL)
EVELYN P. WILSON

Shannon Brooks (SEAL)
SHANNON BROOKS

Steve Brooks (SEAL)
STEVE BROOKS

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **EVELYN P. WILSON.**

Witness my hand and official stamp or seal, this 1 day of February, 2024.

My Commission Expires: 4/30/28

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

[Signature]
Notary Public

Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **SHANNON BROOKS AND STEVE BROOKS.**

Witness my hand and official stamp or seal, this 1 day of February, 2024.

My Commission Expires: 4/30/28

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

[Signature]
Notary Public

Print Notary Name: Clinton Calaway