

2024005630 00121

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/23/2024 04:11:21 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3794
 PG: 1044 - 1045

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NONE

Parcel Identifier No.: 6846-04-1339.00

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index:

THIS DEED made this 23rd day of February, 2024 by and between

GRANTOR

**Margaretta Louise Hines,
 A single person**

**Mailing Address:
 2223 Manchester Street
 Winston-Salem, NC 27105**

This is not the grantor's primary residence.

GRANTEE

**Margaretta Louise Hines and
 Tracy Morrison
 (Joint Tenants with Right of Survivorship)**

**Mailing Address:
 2223 Manchester Street
 Winston-Salem, NC 27105**

**Property Address:
 2219 Manchester Street
 Winston-Salem, NC 27105**

****** No title search has been performed nor requested to be performed.******

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

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

Being known and designated as Lot Number 60 and 61, in Block "C", as shown on the Map of Bowen Park, as recorded in Plat Book 12, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina

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.

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

Margaretta L. Hines (SEAL)
Margaretta Louise Hines

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Margaretta Louise Hines** personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this ^{23rd} ~~20th~~ day of February, 2024.

My Commission Expires: 03-02-27

Notary Public: Antonia Silva Bernal

