

**2024005855 00073**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED & RECORDED  
02/27/2024 11:55:23 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3794**  
**PG: 2329 - 2331**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier No. 6844-27-4678.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

Brief description for the Index: Lots 221 & 222, Longview Development, Sec 2

THIS DEED made this 25th day of February, 2024, by and between

GRANTOR	GRANTEE
<b>Julia Gantt Estate</b>	
Crystal Stinson, unmarried, Executor and Heir	<u>Downing Hills LLC, a North Carolina limited liability company</u>
Michelle Stinson, unmarried, Heir	<u>222 Huntington Drive</u>
311 Brookford Place Court	<u>Chapel Hill, NC 27514</u>
Winston Salem, NC 27104	

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2536, Page 378. See also Estate file, 23-E-700, Forsyth County.

All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1, Page 39A.

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:

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

\_\_\_\_\_  
 (Entity Name) Crystal Stinson (SEAL)  
 Print/Type Name: Crystal Stinson, Executor and Heir

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ Michelle Stinson (SEAL)  
 Print/Type Name: Michelle Stinson, Heir

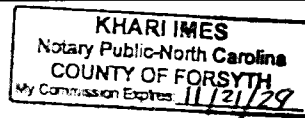
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Crystal Stinson, Executor and Heir personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26<sup>th</sup> day of Feb, 2024.

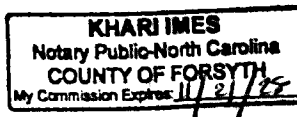
My Commission Expires: 11/21/28 Khari Imes  
 Notary Public



State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Michelle Stinson, Heir personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25<sup>th</sup> day of Feb, 2024.

My Commission Expires: 11/21/28 Khari Imes  
 Notary Public



**EXHIBIT "A"**

BEING KNOWN AND DESIGNATED AS LOTS 221 AND 222 AS SHOWN ON THE MAP OF LONGVIEW DEVELOPMENT, SECTION NUMBER 2, AS RECORDED IN PLAT BOOK 1 AT PAGE 39A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

PROPERTY ADDRESS: 1416 DONALD STREET, WINSTON SALEM, NC 27107

PARCEL ID: 6844-27-4678.000