

2024006588 00091

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$305.00

PRESENTED & RECORDED
03/04/2024 02:27:53 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 2394 - 2395

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **305**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 4th day of March 2024 by and between

GRANTOR

Orlando Richards (unmarried)
4915 Leinbach Drive
Winston Salem, NC 27103

GRANTEE

Celinda Grier
114 Vance Ct
Winston Salem, NC 27105

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 all of Lot 5, Gregory Manor Subdivision, per plat recorded in Plat Book 17, Page 4, Forsyth County Registry.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3239, Page 1041, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & Restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Orlando Richards (SEAL)
Orlando Richards

By: _____
Title: _____

(SEAL)

State of NORTH CAROLINA; County of Cecil

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or She signed the foregoing document: Orlando Richards. Witness my hand and official stamp or seal, this the 4 day of March 2024.

My Commission Expires: 6/17/28

Kenneth S Lucas Jr
Notary Public

Print Notary Name: Kenneth S Lucas Jr.

SEAL

