

2024006628 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$148.00

PRESENTED & RECORDED
 03/04/2024 03:26:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 2602 - 2604

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$148.00

Parcel Identification Number: 6836-83-6158.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Return to: Grantee @ 1706 N. Gray Avenue, NE, Winston-Salem, North Carolina 27105

Property Address: 1706 N. Gray Avenue, NE, Winston-Salem, North Carolina 27105

Brief description for the Index: Lot 8 and p/o Lot 7, Overbrook Development

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

GRANTOR

**STAFFORD PROPERTY
 MANAGEMENT, LLC**
 a North Carolina Limited Liability Company

**P. O. Box 857
 Lewisville, North Carolina 27023**

GRANTEE

CLARENCE BALDIE WILSON, II

**1706 N. Gray Avenue, NE
 Winston-Salem, North Carolina 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 situated in the County of **Forsyth** State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor in Deed Book 2640, Page 2465.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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: easements and restrictions of record, if any and 2024 property taxes to be prorated.

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

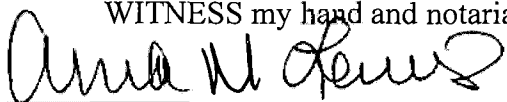
STAFFORD PROPERTY MANAGEMENT, LLC, a North Carolina Limited Liability Company

By:  (SEAL)
Name: Dwayne Stafford, Manager

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Anna M. Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Dwayne Stafford, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Manager of Stafford Property Management, LLC, personally appeared before me this day and acknowledged that he is the Manager of Stafford Property Management, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 4th day of March, 2024.



Notary Public – Anna M. Levens

My Commission Expires: October 19, 2028

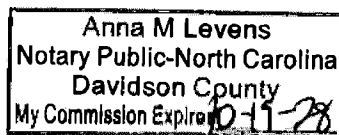


EXHIBIT A

**1706 N. Gray Avenue, NE
Winston-Salem, North Carolina 27105**

BEING KNOWN AND DESIGNATED as Lot Number 8 and a part of Lot Number 7 on the west side of Gray Avenue in the Overbrook Development as shown on the plat of said property as recorded in Plat Book 1, Page 5A at the Register of Deeds Office of Forsyth County, North Carolina. Together with improvements located thereon.