

2024007733 00051

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$107.00

PRESENTED & RECORDED
 03/13/2024 12:17:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3796
PG: 3824 - 3825

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$107.00
Parcel ID:	6834-93-5565
Mail/Box to:	City of Oaks Consulting Group, LLC, a North Carolina limited liability company, 1101 Azadia Court, Raleigh, NC 27603-5320
Prepared by:	Michael A. Zara, The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 60 x 150 Winston Twp County of Forsyth State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12th day of March, 2024, by and between:

GRANTOR	GRANTEE
Mona J. Henderson 827 Elon Street Winston Salem, NC 27107	City of Oaks Consulting Group, LLC, a North Carolina limited liability company 1101 Azadia Court Raleigh, NC 27603-5320

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

All that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the north side of Moravia Street, which stake is 300 feet Westwardly from the intersection of Long Street and Moravia Street; thence continuing along the north side of Moravia Street, North 76 degrees West 60 feet to an iron stake; thence North 8 degrees 29 minutes East 150.8 feet to an iron stake; thence South 76 degrees East 60 feet to an iron stake; thence South 8 degrees 29 minutes West 150.8 feet to the place of BEGINNING.

submitted electronically by "Zara 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 THE SAME PREMISES conveyed unto Mona J. Henderson by Warranty Deed from James W. Henderson dated July 25, 2006; recorded July 31, 2006 in the Office of the Register of Deeds for Forsyth County, North Carolina in Book RE 2682 at Page 1405.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book _____ Page _____.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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 this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: Mona J. Henderson

Entity Name _____

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Trina F Merchant, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Mona J. Henderson



[Signature]
Notary Public (Official Signature)
My commission expires: 8-17-2025