

2024009622 00083FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED

03/28/2024 11:48:06 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3799**PG: 802 - 804**

Excise Tax: \$490.00

Tax Info: PIN 6813-83-6225.00

Mail deed & tax bills to: Grantee(s) @ 4012 Sherman Drive, Winston-Salem, NC 27127

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 11 of D.P.Deshazo & George D. Brinkley, Jr.

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 28 day of March, 2024 by and between

GRANTOR	GRANTEE
EUGENIA S. CARTER, Trustee of the EUGENIA S. CARTER REVOCABLE TRUST dated October 5, 2015, Revised and Restated August 26, 2020 Grantor Address: 1224 Watson Avenue Winston-Salem, NC 27103	ANDREW G. WISE and spouse, ELIZABETH B. WISE Grantee Address: 4012 Sherman Drive Winston-Salem, NC 27127

Enter in appropriate block for each party: name, 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, or parcel of land, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

submitted electronically by "Schell Law Office, PA"
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 by instrument recorded in Book 3722, Page 1251. A map showing the above described property is recorded in Plat Book 18, Page 118.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

EUGENIA S. CARTER REVOCABLE TRUST
dated October 5, 2015, Revised and Restated August 26, 2020

By: Eugenia S. Carter (SEAL)
EUGENIA S. CARTER, Trustee

<p style="text-align: center;">SEAL-STAMP</p> <div style="border: 2px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>A. GREGORY SCHELL NOTARY PUBLIC Forsyth County North Carolina My Commission Expires February 18, 2029</p> </div>	<p>State of North Carolina, County of Forsyth</p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document: EUGENIA S. CARTER</p> <p>Date: <u>3/26/2024</u></p> <p style="text-align: center;"><u><i>A. Gregory Schell</i></u></p> <p>Notary Public Name: A. GREGORY SCHELL My Commission Expires: 2/18/2029</p>
--	---

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 11 as shown on the map of the PROPERTY OF D.P. DESHAZO AND GEORGE D. BINKLEY, JR., as recorded in Plat Book 18, Page 118 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

EBC