



2024010485 00171
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
04-04-2024 03:39:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3800
PG: 1169-1170

Excise Tax \$

Recording time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

Parcel Identifier Number: 6844-03-7414 Tax ID or Block & Lot: 1928 028

Mail To: Grantee at P.O. Box 20892, Winston Salem, NC 27120

This instrument was prepared by:
Donna Sumler, P.O. Box 20892, Winston Salem, NC 27120

Brief Description for the Index: Lot 28, Block 1928 Greenpark

THIS DEED made this March 22, 2024 by and between

| GRANTOR | GRANTEE |
|---|---|
| DONNA M. SUMLER | DARES CORPORATION |
| MAILING ADDRESS: P.O. BOX 20892 WINSTON SALEM, NC 27120 | MAILING ADDRESS: 2905 THOMASVILLE ROAD WINSTON SALEM, NC 27107 |
| | PROPERTY ADDRESS: 2831 THOMASVILLE ROAD WINSTON SALEM, NC 27107 |

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 28 as shown on the Map of Property of Green Park, Inc. recorded in Plat Book 14, page 5 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3385, Page 2635-2636.

A map showing the above described property is recorded in Plat Book 14, Page 5.

Original to: Donna M. Sumner

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 has done nothing to impair such title as Grantor received, 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 claiming by, through, or under Grantor, other than the following exceptions: 2023 Ad Valorem Taxes, any and all other easements, liens and other matters of record.

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

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

Donna Marie Sumler
DONNA MARIE SUMLER, Grantor

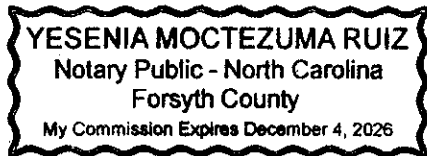
4/04/2024
Date

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, *Yesenia Moctezuma Ruiz*, the undersigned Notary Public, of the aforesaid State and *Forsyth* County, do hereby certify that DONNA MARIE SUMLER personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the *4* day of *April*, *2024*.

Yesenia Moctezuma Ruiz
Notary Signature:

Yesenia Moctezuma Ruiz
Notary Public Printed Name:



My commission expires: *12-04-2026*

Notary Seal
