

**2024010983 00110**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$32.00**

PRESENTED & RECORDED  
04/09/2024 03:43:26 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3800**  
**PG: 3877 - 3878**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$32

Parcel Identifier No. 6836-85-7427.000

Mail after recording to: Bynum Law Firm, PLLC (Pick-Up)

This instrument was prepared by: Christie Bynum, Attorney at Law

THIS DEED made this 9, day of April, 2024 by and between

**GRANTOR**

**JOHNELL T. HUNTER, SR. and spouse, DEBRA C. HUNTER**

**177 Highland Ave, Apt D  
Winston-Salem, NC 27101**

**GRANTEE**

**TIFFANY M. LARAMORE, unmarried**

**1308 Elwell Ave  
Greensboro, NC 27405**

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 **Forsyth** County, North Carolina and more particularly described as follows:

**Fronting 50 feet on south side of E. 25th Street and being Lot No. 4 on the plat of A.H. Algood property, recorded in Plat Book 6, Page 14 (Lot 4, Block 1205, County Tax Map).**

**Property Address: 1712 E Twenty-Fifth Street  
Winston-Salem, NC 27105**

submitted electronically by "Bynum 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.

All or a portion of the property hereinabove-described was acquired by Grantor by instrument recorded in Book 3337, Page 617 Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 6, Page 14 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:

**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.**

*Johnell T. Hunter Sr.* (SEAL)  
**JOHNELL T. HUNTER, SR.**

*Debra C. Hunter* (SEAL)  
**DEBRA C. HUNTER**

STATE OF North Carolina  
COUNTY OF Guilford

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: **JOHNELL T. HUNTER, SR. and spouse, DEBRA C. HUNTER.**

Witness my hand and official stamp or seal, this the 9 day of April, 2024.

My Commission Expires: 1/25/2027

*Christie Bynum*  
Notary Public  
Print Notary Name: Christie Bynum  
Graves

