

2024012785 00034

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$187.00

PRESENTED & RECORDED
 04/24/2024 11:40:10 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3803
PG: 505 - 507

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$187.00

Parcel Identifier No.: 6826-75-9924.000

Brief description for index: Lot 16, Alta Vista Addition

Mail deed/taxes after recording to Grantee: 717 W. Twenty-Sixth Street, Winston Salem, NC 27105

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 19th day of April, 2024 by and between

GRANTOR:

SHAWN VERNE and wife, CYNTHIA VERNE

Address: 3 Gumbo Limbo Way
 Stuart, FL 34996

GRANTEE:

DONNA GRAHAM (unmarried)

Address: 717 W. Twenty-Sixth Street
 Winston Salem, NC 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 **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3775, Page 2196, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 13, Page 39, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.



SUSAN R. GALDYS
Commission # HH 297248
Expires November 14, 2026

By: Shawn Verne (SEAL)
SHAWN VERNE

SEAL-STAMP	STATE OF <u>Florida</u> COUNTY OF <u>Martin</u>
	I, <u>Susan Galdys</u> , a Notary Public of <u>Martin</u> County of the State of <u>Florida</u> , do hereby certify that SHAWN VERNE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>19th</u> day of <u>April</u> , 2024. My Commission Expires: <u>11-14-26</u> <u>Susan R. Galdys</u> Notary Public



SUSAN R. GALDYS
Commission # HH 297248
Expires November 14, 2026

By: Cynthia Verne (SEAL)
CYNTHIA VERNE

SEAL-STAMP	STATE OF <u>Florida</u> COUNTY OF <u>Martin</u>
	I, <u>Susan Galdys</u> , a Notary Public of <u>Martin</u> County of the State of <u>Florida</u> , do hereby certify that CYNTHIA VERNE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>19th</u> day of <u>April</u> , 2024. My Commission Expires: <u>11-14-26</u> <u>Susan R. Galdys</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Beginning at an Iron found in the Southwest corner of the property of Lot 15 of Alta Vista Addition as recorded in Plat Book 13, Page 39 in the Office of the register of Deeds in Forsyth County, North Carolina; said Iron being on the North side of West Twenty-Sixth Street; running thence North 89 degrees 57 minutes 46 seconds West 49.92 feet to an Iron; thence North 00 degrees 10 minutes 27 seconds East 150.05 feet to an Iron; thence South 89 degrees 51 minutes 00 seconds East 49.92 feet to an Iron; thence South 00 degrees 10 minutes 22 seconds West 149.95 feet to an Iron; the Point and Place of Beginning. Being Lot 16 of the Alta Vista Addition recorded in Plat Book 13 at Page 39; Forsyth County Registry. All according to an unrecorded survey by William Franklin Tatum, RLS #L-3163 McNally Land Surveying, P.C. dated 30 July 1997, Job No. S-7736.

PROPERTY ADDRESS: 717 W. TWENTY-SIXTH STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6826-75-9924.000