



2024014108 00033

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
 \$10.00

 PRESENTED & RECORDED:  
 05-03-2024 11:04:23 AM

 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

 BK: RE 3804  
 PG: 3889-3891

### General Warranty Deed

Mail after recording to T'Marko Chandler 742 Morsinie Street Winston-Salem, NC 27107

 Tax parcel ID: 6846-13-1242

 This instrument prepared by Attorney John M. Harris of J. Harris Legal PLLC 500 W 5<sup>th</sup> St. STE  
 800 PMB 1041, Winston-Salem, NC 27101

 Brief description for the index: LO: 214 BL:1383

 THIS DEED made this 1 day of May, 2024, by and between

GRANTOR	GRANTEE
William Martin Coalson 17 Endsley Avenue Winston-Salem, NC 27106	T'Marko Chandler 742 Morsinie Street Winston-Salem, NC 27107

The collective designations of Grantor and Grantee as used within this document will include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the said Grantors, for and in consideration of the sum of \$5000.00 dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise and release, with general warranty covenants, unto the Grantee as the sole tenant, and his heirs and assigns all right, title, claim, and interest of the said Grantors in and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever title to the property hereinbelow described. Deed and title granted is to a certain tract or parcel of land lying and

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 Original to: MARION WILKES

*Warranty Deed*

being in the County of Forsyth, and State of North Carolina, in Tyro Township, and more particularly described as follows:

**Tax ID: 6846-13-1242**

**Being Known and Designated as lot 214 as shown on the Plat of FOURTEENTH STREET DEVELOPMENT as recorded in Plat Book 2, Page 32-A in the Office of Register of Deeds of FORSYTH County, North Carolina, to which reference is hereby made for a more particular description. Being that lot described in Book 1719, Page 645 of the FORSYTH Registry and being informally known as 2329 Dunbar Street, Winston-Salem, NC, Also being shown as Parcel 116846-13-1242 on Forsyth County tax maps.**

**Addresses of property: 2329 Dunbar St. Winton-Salem, NC 27105**

The property hereinabove described was acquired by the Grantor by instrument recorded in Deed Book 3624 at Page 623-626 with the Forsyth County register of deeds.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever

IN TESTIMONY WHEREOF, Grantors have hereunto set their hands and seal the day and year first above written.



By: William Martin Coalson

Title: Grantor

Warranty Deed

## Grantor Acknowledgement

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I SEPTEMBER A. HARPER, a Notary Public of the aforesaid County and State, certify that William Martin Coalson, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of May, 2024.

My commission expires: 06/07/2027Notary Public September A. Harper