

2024014453 00024FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED

05/07/2024 10:39:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3805

PG: 1147 - 1149

**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$10.00****Parcel Identifier No.: 6847-09-4134.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **5088 Butterfield Drive, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 7th day of May, 2024 by and between**GRANTOR:****PAMELA TOWLER** (unmarried)Address: 3621 Selkirk Drive
Winston Salem, NC 27103**GRANTEE:****JAMEY WILLIAMSON** (unmarried)Address: 0 School 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 2796, Page 3320, 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 __, Page __, 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.

By: Pamela Towler (SEAL)
PAMELA TOWLER

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> - COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that PAMELA TOWLER 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>7th</u> day of <u>May</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake on the North side of a dirt road, said stake being at the common corner of Mrs. Florence Ruth Brooks land and Fred Tilley's land, said iron stake being 1150 feet more or less Southwardly from the Northeast corner of Mrs. Florence Ruth Brooks; thence North 2 deg. East with Tilley's West line 260 feet to an iron stake; thence Westwardly on a line parallel with the North line of said dirt road 78.5 feet to an iron stake, a corner of Doris C. Glenn's lot; thence Southwardly with Glenn's East line, and on a line parallel with Fred Tilley's West line, 260 feet to an iron stake in the North line of said dirt road; thence along the North line of said road Eastwardly 78.5 feet to the **BEGINNING**, and being informally known as Tax Block 3017, Lot 017C, pursuant to the current Forsyth County Tax Maps.

PROPERTY ADDRESS: 0 SCHOOL STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6847-09-4134.000