

2024015549 00127

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2510.00

PRESENTED & RECORDED

05/15/2024 01:43:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3806

PG: 2507 - 2508

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,510.00

Parcel Identifier No. 6816-60-1839.000 Verified by Forsyth County on the ___ day of _____, 2024

By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds. NO TITLE SEARCH REQUESTED OR PERFORMED.

Brief description for the Index: Lot 9 Reynolds Square

THIS DEED made this 7th day of May, 2024, by and between

GRANTOR

GRANTEE

Kathryn A. McCallum, a free trader

**Nathanael J. Tarwasokono and wife,
Kerrie L. Tarwasokono**

**PO Box 4977,
Mooreville, NC 28117**

**Property Address: 2948 Reynolds Square
Winston-Salem, NC 27106**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 9 as shown on the plat of Reynolds Square as recorded in Plat Book 42, Page 83 and revised in Plat Book 42, Page 157, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is ___ is not the primary residence of one or more of the Grantors.

For back title, see Book 3790, Page 2772, Forsyth County Registry.

**Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement 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 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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Kathryn A. McCallum (SEAL)
Kathryn A. McCallum

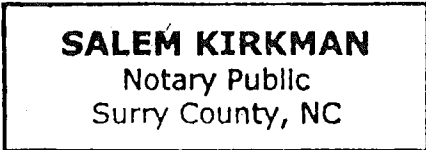
State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kathryn A. McCallum.

Date: May 7, 2024

Salem Kirkman
Notary Public

Salem Kirkman
Print Name



My commission expires: 8/15/2028