

2024015710 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$144.00

PRESENTED & RECORDED

05/16/2024 12:18:20 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3806**PG: 3332 - 3334**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$144.00

Parcel Identifier No.: 6835-88-1963.000

Mail after recording to: Folley Boundricks, 802 North Graham Avenue, Winston-Salem, NC 27101

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

Brief Description from the Index: Lot 280 N Cameron Park Addition

Title Policy: Investors Title 202411351G

THIS DEED made this 16th day of May, 2024, by and between

GRANTOR	GRANTEE
Thomas J. Watcrott, unmarried	Folley Boundricks, unmarried
	802 North Graham Avenue Winston-Salem, NC 27101

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3467, Page 2257, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 217, and referenced within this instrument.

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:

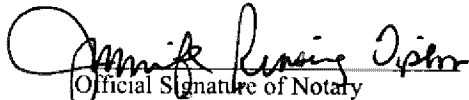
**Any easements, restrictions or rights of way of record.
2024 ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Thomas J. Watercott

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Jennifer Rensing Tipton Notary Public, do hereby certify that Thomas J. Watercott personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 16 day of May, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 7/27/28

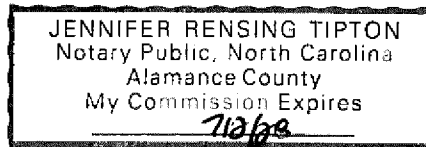


Exhibit "A"

Being known and designated as Lot 280, as shown on the Plat of Cameron Park Addition, recorded in Plat book 8, page 217 (8 pages) in the Office of Register of Deeds of Forsyth County North Carolina, to which Map reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 802 Graham Ave., Winston Salem, North Carolina

Tax Parcel Number: 6835-88-1963.000

Property Address: 802 North Graham Avenue, Winston-Salem, NC 27101