

2024015794 00159

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$220.00

PRESENTED & RECORDED
05/16/2024 04:29:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3806
PG: 3872 - 3874

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~20.00~~ **220.00**

Parcel Identifier No. 6836-97-6090.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 26th day of April, 2024 by and between

GRANTOR

**BILLIE LOGSDON F/K/A BILLIE MARIE BUNN AND HUSBAND, ERIC LOGSDON
1121 HOLMES AVENUE, SALISBURY, NC 28144**

GRANTEE

**LATOYA TAYLOR, A SINGLE WOMAN AND DAVID A. CARR, A SINGLE MAN
2728 ANSONIA 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3538, Page 3364, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

Submitted electronically by "Law office of Clint Calaway"
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Billie Logsdon (SEAL)
BILLIE LOGSDON

Eric Logsdon (SEAL)
ERIC LOGSDON

STATE OF NORTH CAROLINA - Rowan COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **BILLIE LOGSDON AND HUSBAND, ERIC LOGSDON**. Witness my hand and official stamp or seal, this 26th day of April, 2024.

My Commission Expires: 20 August 2027

[Signature]
Notary Public

Print Notary Name: Robert A Beecham Jr

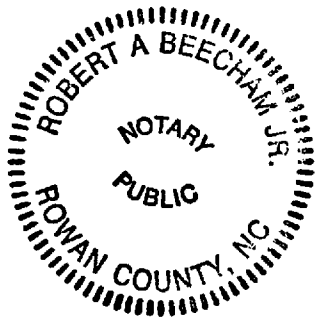


EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the Map of City View, as recorded in the Plat Book 1, Page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**PROPERTY ADDRESS: 2728 ANSONIA STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6839-97-6090.000**