

**2024016537 00146**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$1632.00**

PRESENTED & RECORDED  
05/22/2024 04:09:55 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3807**  
**PG: 4005 - 4006**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,632.00

Parcel Identifier No. 6816-71-1882.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
By: \_\_\_\_\_

Mail/Box to: Holton Box 66

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.

Brief description for the Index: Lot 17, Block 1, Merry Acres

THIS DEED made this 22nd day of May, 2024, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>Vera S. Robinson, aka Vera Saline Robinson, unmarried</b> | <b>John Jackson Sutton, IV and spouse, Kelly Sutton</b>                         |
|  | <b><u>Property Address: 845 Glen Echo Trail</u><br/>Winston-Salem, NC 27106</b> |

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:

Lot 17, Block 1 on the map showing a portion of Merry Acres recorded in Plat Book 23 at Page 19 in the Office of the Register of Deeds, Forsyth County, North Carolina.

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

For back title, see Book 924, Page 517, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
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.

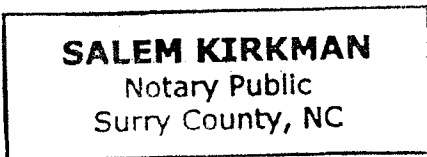
*Vera S. Robinson, by Susan Elaine Doran,*  
*her Attorney-in-Fact* (SEAL)  
Vera S. Robinson, by Susan Elaine Doran, her Attorney-in-Fact

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Salem Kirkman, a Notary Public, do hereby certify that Susan Elaine Doran, attorney-in-fact for Vera Saline Robinson, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Vera Saline Robinson and that her authority to execute and acknowledge said instrument is contained in instruments duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3806, Page 377 and Book 3806, Page 385, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Susan Elaine Doran acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Vera Saline Robinson.

Witness my hand and seal this the 22nd day of May, 2024.

(SEAL)



Salem Kirkman  
Notary Public

Salem Kirkman  
Print Name

My commission expires: 08/15/2028