

2024017278 00135FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED

05/29/2024 03:26:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3808**PG: 3521 - 3523****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$180.00
Parcel ID:	6837-43-6662.000
Mail/Box to:	Grantee
Property Address:	535 McCreary Street, Winston-Salem, NC 27105
Prepared by:	This instrument prepared by Darren S. Cranfill, 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.
Brief description for the Index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 29 day of May, 2024, by and between:

GRANTOR	GRANTEE
Randy Keith Griffin and spouse, Norma Jean Griffin 7524 Greenmeadow Drive, Tobaccoville, NC 27050	Ersidia Elizabeth Constanza Baires, married and Nelson Wilfredo Constanza, unmarried 535 McCreary Street, Winston-Salem, NC 27105

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2249, page 1978.

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NC Bar Association Form No. 3 © Revised 11/2020
Printed by Agreement with the NC Bar Association
Bar Form No. 3

North Carolina Bar Association – NC

North Carolina Association of Realtors, Inc. –

Standard Form 3

submitted electronically by "Darren S Cranfill 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.

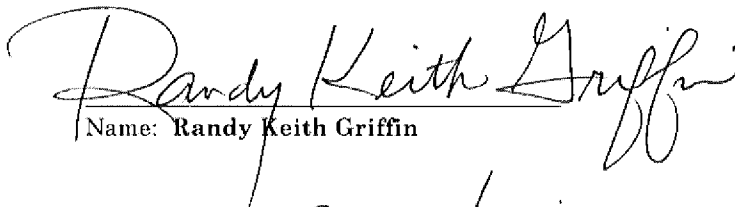
All or a portion of the Property ☐ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book ___, page ____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

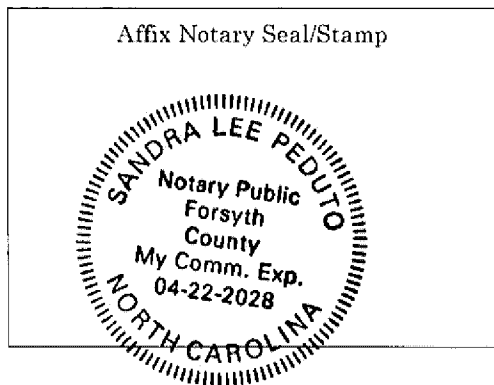
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

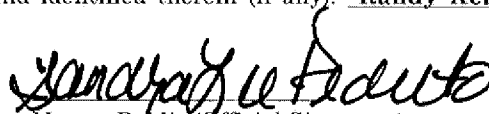

Name: Randy Keith Griffin


Name: Norma Jean Griffin

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I Sandra Lee Peduto, a Notary of the above state and Forsyth County, certify that the following person(s) personally appeared before me on the 29 day of May, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Randy Keith Griffin and Norma Jean Griffin.




Notary Public (Official Signature)

Sandra Lee Peduto

My commission expires: April 22, 2028

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Exhibit "A"

BEGINNING at an iron stake located in the northern right of way of McCreary Street, said iron stake located at the southeast corner of the property now or formerly owned by David Pressman, as described in Deed Book 1274, Page 560, Forsyth County Registry; running thence with Pressman's eastern line North 00 deg. 22' 41" East 299.99 feet to an iron stake; running thence South 89 deg. 28' 12" East 75.00 feet to an Iron stake; running thence South 00 deg. 22' 41" West 299.99 feet to an existing stake located in the northern right of way of McCreary Street; running thence with said northern right of way North 89 deg. 28' 12" West 75 feet to an iron stake, the point and place of beginning, as shown on a survey by Kenneth Lee Foster dated September 10, 1994. Also being informally known as Tax Lot 103, Block 1194, Forsyth County Tax Maps. For prior reference see Deed Book 1194, Page 1742, Forsyth County Registry.