

2024017468 00133

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$720.00

PRESENTED & RECORDED
05/30/2024 02:57:56 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3809
PG: 118 - 120

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 720.00**

Primary Residence of Grantor: **Yes**

Parcel Identifier No. **6815-04-4926.000** Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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 DEED made this 30th day of May, 2024, by and between

GRANTOR	GRANTEE
<p>BETH ANNE FISHER, UNMARRIED 1927 BRANTLEY STREET WINSTON-SALEM, NC 27103</p>	<p>DOROTHY KATHRYN SHIELDS AND SPOUSE, THOMAS WALKER SHIELDS 210 N. GORDON DRIVE WINSTON-SALEM, NC 27104</p>

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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3392, Page 2515.

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James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
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:

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



_____ (SEAL)
BETH ANNE FISHER

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that BETH ANNE FISHER personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 30th day of May, 2024.

(Affix Notary Stamp Below)



Randall L. Perry, Notary Public

RANDALL L. PERRY
Notary Public, North Carolina
Forsyth County
My Commission Expires
July 02, 2026

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Being known and designated as Lot Number 11, as shown on the Plat of GORDON MANOR DEVELOPMENT, SECTION 1 "REVISED", as recorded in Plat Book 17, Page 86, 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: 210 N Gordon Drive
Winston-Salem, NC 27104**