

2024019822 00123

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$790.00

PRESENTED & RECORDED
 06/18/2024 03:25:39 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3811
PG: 4199 - 4200

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$790.00

Parcel Identifier No.: 6825-97-1865 (Block 0136, Lot 105)

Mail tax bills to Grantee: 258 West End Boulevard, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., 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: 258 West End Boulevard

THIS DEED made this 17th day of June, 2024 by and between,

GRANTOR	GRANTEE
JERI ERICA FORSTER and spouse, APRIL FORSTER	CLAUDIA SOLLEE and husband, ERNESTO RIVERA-SAAVEDRA
Mailing Address: 201 S. Stratford Road, Suite 200, Winston-Salem, NC 27103	Mailing Address: 258 West End Boulevard, 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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron pipe in the southwest margin of West End Boulevard, formerly C.M. Norfleet's northwest corner; and runs in a northwestwardly direction with said Boulevard 111.3 feet to an iron stake, formerly G.E Hinshaw's corner; thence southwardly with said Hinshaw's east line 123 feet to an iron pipe in an alley; thence eastwardly with the north margin of said alley 25 feet to an iron pipe, said Norfleet's corner; thence in a northeastwardly direction with said Norfleet's line 100 feet, more or less, the place of BEGINNING and being the identical property described in deed recorded at Book 1445, Page 1291, Forsyth County Registry.

FOR FURTHER REFERENCE this is that same property described in the deed recorded at Book 2032, Page 1860 in the office of the Register of Heeds of Forsyth County, North Carolina.

Property Address: 258 West End Boulevard, Winston-Salem, NC 27101

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3561, Page 164, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page .

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Jeri Erica Forster (SEAL)
Jeri Erica Forster

April Forster (SEAL)
April Forster

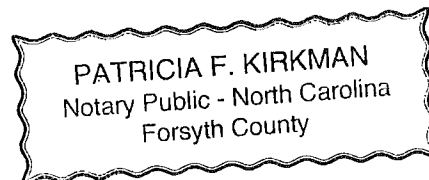
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jeri Erica Forster and, April Forster.**

Date: 6-17-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29