

2024020660 00094

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/25/2024 01:02:38 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3813
PG: 195 - 196

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

PARCEL IDENTIFIER NO. 6835-70-8619

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 20_____

THIS INSTRUMENT WAS PREPARED BY: **24 HOUR CLOSING**

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS MINT HILL ROAD, MATTHEWS NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Lots 295 and 296 Columbia Heights

THIS DEED made this ____ day of June 2024 by and between

GRANTOR	GRANTEE
<p>Clatis Burns Freeman (widow)</p> <p>Mailing Address:</p>	<p>Wesley Hollis</p> <p>Property Address: Mailing Address:</p> <p>1436 Fitch St Winston- Salem NC 27107</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No(s) 295 and 296 as shown and Revised Map of Columbia Heights Extension recorded in Plat Book 4, Page 177, Forsyth County Registry.

All or a portion of the property herein conveyed () includes or () does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3731, at Page 3951.**

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions other than the following (if any listed): _____

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

*Michelle Lynn Hollis as attorney in fact for
Clatis Burns Freeman*

Michelle Lynn Hollis
as attorney in fact for Clatis Burns Freeman

See POA recorded at Book 3552 Page 735-739

STATE OF North Carolina

COUNTY OF Forsyth

I certify that **Michelle Lynn Hollis**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that she voluntarily signed the foregoing instrument for the purposes therein expressed as the power of attorney for Clatis burns Freeman

Witness my hand and Notarial stamp or seal this 23 day of June, 2024.

Notary Signature: *Trina F Merchant*

Notary's Printed Name: Trina F Merchant

My Commission Expires: 8-17-2025

