

2024021171 00179

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$250.00

PRESENTED & RECORDED

06/27/2024 03:56:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3813**PG: 3246 - 3247**

This instrument prepared by Matthew S. Cheney, 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identification No. 6837-65-2969.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & ScottMail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103

Brief description for the Index: Lot 491 of Map of "Montview" Property of Ogburn Realty Co, PB 1, PG
 106

PROPERTY ADDRESS: 4359 Tise Avenue, Winston Salem, NC 27105

THIS DEED made this 26 day of June, 2024, by and between

GRANTOR	GRANTEE
GABRIELA ROBISON and husband, RODNEY ROBISON	JOCELYN MCCARTHY, (unmarried)
Mailing Address: 1185 Couchs Fish Lake Rd., State Road, NC 28676	Mailing address: 4359 Tise Ave., Winston Salem, NC 27105

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:

Submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being known and designated as Lot 491 as shown on the Map of "Montview" Property of Ogburn Realty Co., recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also, a 20 foot strip off the West end of Lots 3, 4, 5, and 6, Subdivision of "The Cox Site", Plat of which is duly recorded in Plat Book 12, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being that same property conveyed to Gabriela Robison and husband, Rodney Robison by Deed from Mark A. Godfrey dated 22 November 2021 and filed 30 November 2021 in Book 3659, Page 187 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being commonly known as: 4359 Tise Avenue, Winston-Salem, NC 27105

Parcel No: 6837-65-2969.00

The property conveyed herein does _____ does not ☒ include the primary residence of Grantor.

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:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

Gabriela Robison (SEAL)
GABRIELA ROBISON

Rodney Robison (SEAL)
RODNEY ROBISON

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **GABRIELA ROBISON** and **RODNEY ROBISON** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of June, 2024.

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025

Matthew S. Cheney
Notary Public
My Commission Expires: 7/29/2025