

2024023058 00160

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$271.00

PRESENTED & RECORDED
07/12/2024 03:12:18 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3815
PG: 4383 - 4384

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$271.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No: 6843-81-1220.000

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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. NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 8 day of JULY 2024 by and between

GRANTOR
BRIAN WEST AND WIFE, ELIZABETH WEST
47 CRABTREE LN.
LEVITTOWN, NY 11756

GRANTEE
HOLLY ADKINS, Legally Separated
Property Address: 3330 FREMONT STREET., WINSTON SALEM, NC 27107

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 and more particularly described as follows:

BEING KOWN AND DESIGNATED AS LOT #31 AS SHOWN ON THE MAP OF CLINARD HEIGHTS WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 5, PAGE 54, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3764, Page 1170, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 44, Page 38-39, and referenced within this instrument.

Submitted electronically by "SHOAF LAW FIRM PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above-described property does not include the primary residence of the 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, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

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

[Signature] (SEAL)
BRIAN WEST

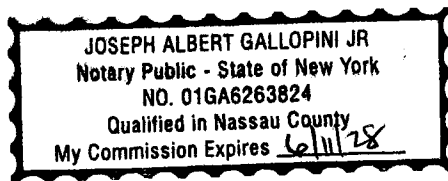
[Signature] (SEAL)
ELIZABETH WEST

STATE OF New York

COUNTY OF Nassau

I, Joseph Gallopini, A Notary Public of Nassau County, State of New York certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **BRIAN WEST AND WIFE, ELIZABETH WEST.**

Witness my hand and official stamp or seal, this the 8 day of July, 2024.



[Signature]
Notary Public
Print Notary Name: Joseph Gallopini
My Commission Expires: 6/11/2028