

2024024547 00124

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3200.00

PRESENTED & RECORDED

07/24/2024 01:55:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3817

PG: 3796 - 3797

NORTH CAROLINA GENERAL WARRANTY DEED\$3200.00

Parcel Identifier No.: 6815-98.7189.000

Return after recording to: 2580 Warwick Road, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2580 Warwick Road, Winston-Salem, NC 27104

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lots Nos. 7 and 8 of West Highlands Section No. 3

THIS DEED made this 20th day of June, 2024, by and between,

GRANTOR	GRANTEE
<p align="center">WILLIAM A. PARSLEY and wife, ELLEN C. PARSLEY</p>	<p align="center">PAUL MICHAEL LICHSTEIN and wife, MARGARET ASHLEY GREVEN Mailing Address: 2580 Warwick Road, 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 town of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 7 and 8, in Block No. 5, of WEST HIGHLANDS SECTION NO. 3, according to a map or plat dated July, 1928, known as map of West Highlands Section No. 3, recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Plat Book 7, Page 84, reference to which is hereby made for a more particular description.

Tax Parcel Identification: 6815-98.7189.000

Property Address: 2580 Warwick Road, Winston-Salem, NC 27104

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [x], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 1602, Page 1609 Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 7, Page 84.

Submitted electronically by "McAngus GoudeLock & Courie, LLC"
 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: **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.

William A. Parsley (SEAL)
William A. Parsley

Ellen C. Parsley (SEAL)
Ellen C. Parsley

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: **William A. Parsley and wife, Ellen C. Parsley**

Date: 6/26/24
Joanne M. Voller
Notary Public

My Commission Expires: 02/28/2027

Joanne M. Voller
printed or typed name of notary public

