

2024027663 00128

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5.00

PRESENTED & RECORDED
08/16/2024 03:26:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3821
PG: 4038 - 4041

GENERAL WARRANTY DEED

Excise Tax: **\$5.00**

Tax Parcel ID No. 6835-80-2508.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the 18 day of August, 2024, by and between

GRANTOR: Lisa Coleman Phillips, Belinda Coleman and Broderick Coleman, Sole Heirs of the Estate of Elsie Mae McDuffie Coleman File Number 22 E 1342 in Forsyth County
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Nevayta F. Strother and Etonia H. Strother
whose mailing address is 0 Williamson St., Winston-Salem, NC 27107
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 240, Page 26, and being reflected on plat(s) recorded in Map/Plat Book 4, page/slide 177.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Lisa Coleman Phillips Lisa Coleman Phillips (SEAL)
 Print/Type Name & Title: _____ Lisa Coleman Phillips

By: Belinda Coleman Belinda Coleman (SEAL)
 Print/Type Name & Title: _____ Belinda Coleman

By: Broderick Coleman Broderick Coleman (SEAL)
 Print/Type Name & Title: _____ Broderick Coleman

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of NC
 County of FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Lisa Coleman Phillips
 _____ [insert name(s) of principal(s)].

Date: 8-16-24

Patricia A Tarpley Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10/12/26

(Official/Notarial Seal)

(Official/Notarial Seal)

State of NC
 County of FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Belinda Coleman
 _____ [insert name(s) of principal(s)].

Date: 8-16-24

Patricia A Tarpley Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10/12/26

(Official/Notarial Seal)

State of NC
County of Forsyth

(Official/Notarial Seal)

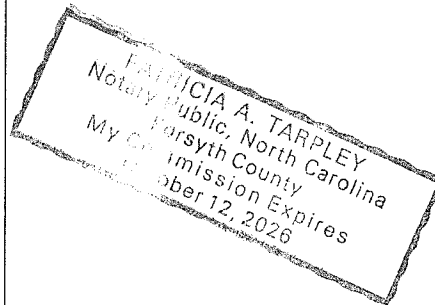
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Broderick Coleman
_____ [insert name(s) of principal(s)].

Date: 8-16-24

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/26



“Exhibit A”

Lot Nos., 241 and 242 Columbia Heights Extension, a subdivision as shown by map or plat duly recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 4 at page 177.