

2024029422 00091

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1550.00

PRESENTED & RECORDED
08/30/2024 12:41:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3824
PG: 707 - 709

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1550.00

Parcel Identifier No. 6825-87-4708.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

THIS DEED made this 1st day of August, 2024 by and between

GRANTOR

ERROL A. WINT (DIVORCED)
355 JENNINGS MILLS PARKWAY, APT. 223, ATHENS, GA 30606
AND
GRACE U. WINT (DIVORCED)
9 ST. THOMAS COURT, STAFFORD, VA 22556

GRANTEE

BRINKLEY RAYNOR BELLOTTI AND HUSBAND, AURELIO ANGELO BELLOTTI
618 SUMMIT STREET, WINSTON-SALEM, NC 27101

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3071, Page 4396, Forsyth County Registry.

submitted electronically by "Law Office of Clint Calaway"
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 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 except for the exceptions hereinafter stated.

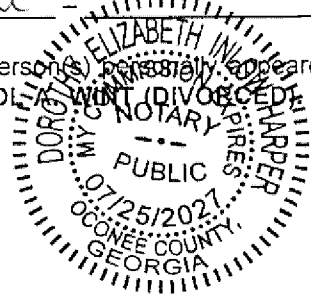
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

[Signature] (SEAL)
ERROL A. WINT

[Signature] (SEAL)
GRACE U. WINT
STATE OF Georgia - Oconee COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: ERROL A. WINT (DIVORCED). Witness my hand and official stamp or seal, this 1st day of August, 2024.

My Commission Expires: 7-25-27



[Signature]
Notary Public

Print Notary Name: Dorothy Elizabeth Inlow Harper

STATE OF NC - Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: GRACE U. WINT (DIVORCED). Witness my hand and official stamp or seal, this 19th day of August, 2024.

My Commission Expires: 07/25/28

[Signature]
Notary Public

Print Notary Name: L. Christine Conrad

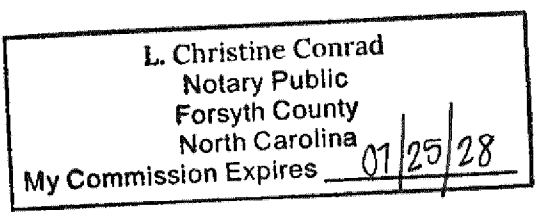


EXHIBIT "A"

BEGINNING at an iron on the western right-of-way line of Summit Street, northeastern corner of Lot 206 as shown on Map of Westend Hotel and Land Development Company, Section, as recorded in Plat Book 8, Page 83 (2), Forsyth County registry; said beginning point being further known and designated as a point along said light-of-way line North 6 degrees 9 minutes 24 seconds West 199.55 feet from the center line intersection with 6m street; **FROM SAID BEGINNING POINT** thence continuing with the northern line of Lot 206 North 85 degrees 56 minutes 24 seconds West 163.15 feet to an iron on concrete wall; running thence with the eastern line of Lot 210 of said Subdivision North 7 degrees 7 minutes 58 seconds East 59.04 feet to an iron, southwestern corner of Lot 204 of said Subdivision; thence continuing with the southern line of said Lot 204 South 89 degrees 57 minutes 38 seconds East 151.50 feet to an iron in the western right-of-way line of said Summit Street; .rice continuing with said right-of-way line South 3 degrees 11 minutes 58 seconds East 70.14 feet to the point and place of **BEGINNING** according to a survey prepared by Daniel Walter Donathan, RLS, L-1192, dated May 21, 1998.

BEING FURTHER KNOWN AND DESIGNATED as Lot 205 as shown on the Map of Westend Hotel and Land Investment Company, Section 1, as recorded in Plat Book 8, Page 83, Forsyth County Registry.

Being the exact and same property described in deed recorded in Book 2245, Page 763, Forsyth County, NC, Registry.

Tax Parcel Number: 6825-87-4708.00 (Block 0134, Lot 205)

Property Address: 618 Summit St., Winston-Salem, NC 27101