

**2024029783 00222**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$330.00

PRESENTED & RECORDED  
09/03/2024 04:40:55 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3824  
PG: 2708 - 2710

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **330**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No **6834-42-5233.000**.

Mail after recording to: GRANTEE: 2920 PATRIA STREET WINSTON SALEM NC 27127

This instrument was prepared by: **THE ADELIA SCHIFFMAN LAW GROUP** licensed North Carolina Attorneys.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 22 day of AUGUST, 2024 by and between

**GRANTOR**

MELINDA PAVEY LAWRENCE (UNMARRIED)  
18932 177th AVE SE RENTON, WA 98058

**GRANTEE**

AYLA JOY KUNEFF (UNMARRIED)  
2920 PATRIA STREET WINSTON SALEM NC 27127

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 FOR REFERENCE**

submitted electronically by "Adelia Schiffman Law Group, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3712, Page 4487-4489, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

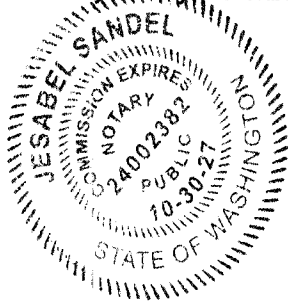
The above described property  does  does not include the primary residence of the Grantor.

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.

Title to the property hereinabove described is subject to the following exceptions:  
**ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



M Lawrence  
MELINDA PAVEY LAWRENCE

State of Washington  
~~NORTH CAROLINA~~ King COUNTY

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: MELINDA PAVEY LAWRENCE

Witness my hand and official stamp or seal, this the 27<sup>th</sup> day of 08, 2024

My Commission Expires: 10/30/2027

Jasabel Sandel  
Notary Public

Print Notary Name: Jasabel Sandel

## EXHIBIT A

TRACT I: Beginning at an iron stake, the northeast corner of Lot 75 as shown on the Map of South Terrace which is recorded in Plat Book 3, page 88, Office of the Register or Deeds of Forsyth County, North Carolina, and running thence with the eastern line of said lot South 2 deg. 20' West 25 feet to an iron stake, a new point in said line; thence along a new line North 87 deg. 40' West 95 feet to an iron stake, a new point in the eastern line of Lot 40 as shown on the aforesaid map; thence along said eastern line of Lot 40 North 9 deg. 08' West 25.4 feet to an iron stake, the northwest corner of Lot 75 and the northeast corner of Lot 40; thence along the northern line of Lot 75 South 87 deg. 40' East 100 feet to an iron stake, the place of beginning, being the northern half of Lot 75.

TRACT II: Being known and designated as Lot Number 74 as shown on the Map of South Terrace as recorded in Plat Book 3, page 88(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.