



2024030655 00134
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-10-2024 04:25:07 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3825
PG: 2913-2914

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 6834-38-6716.000

Mail/Box to: Grantee: 3802-A Clemmons Road, Clemmons, NC 27012

This instrument was prepared by: Christopher Lane, Attorney at Law, No title examination requested or performed

Brief description for the Index: 1701 S. Main Street – Tax Lot 102 in Block 714 ½

THIS DEED made this 10th day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Christopher D. Lane and wife, Melissa R. Kelly</p> <p>281 Riverbend Drive Bermuda Run, NC 27006</p>	<p>Andry Polo Pichardo, unmarried</p> <p>1701 S. Main Street. Winston-Salem, NC 27127</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 as tenants in common in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being on the east side of Main Street and Beginning at a point 81 feet south of its intersection with a 15 foot alley as the same appears on the map; and running thence Southwardly along the east margin of Main Street 58 feet to an iron stake at the northwest corner of the lot designated on the Tax Map of Winston Township as Lot No. 103 in Block 714 1/2; running thence Eastwardly along the north line of Lot No. 103, 71 feet to a point in the west line of said 15 foot alley; running thence Northwestwardly along the west line of said 15 foot alley 70 feet, more or less, to a stake, same being the southeast corner of Lot No. 101 as shown on the Tax Map; running thence Westwardly along the south line of Lot No. 101, 50 feet to the point of Beginning, and being known and designated as part of Lot No. 1 in Block 77 on the map of Winston-Salem Land and Investment Company, recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 40, Page 395, and re-recorded in Plat Book 4, Page 147. This lot is also shown on the Forsyth County Tax Map of Winston Township as Lot No. 102 in Block 714 1/2.

Property address: 1701 S. Main Street, Winston-Salem, NC 27101.

Original to: Arielle Rodriguez

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3745, Page 3457, Forsyth County Registry.

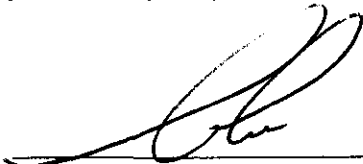
All or a portion of the property herein conveyed ___ includes or XX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book ____, Page ____, Forsyth County Registry.

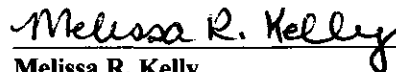
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: easements and restrictions of record; violated ordinances, if any, and unpaid taxes.

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



Christopher D. Lane (SEAL)



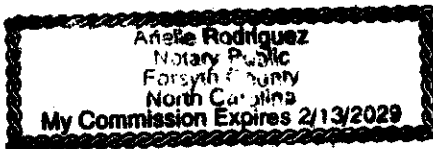
Melissa R. Kelly (SEAL)

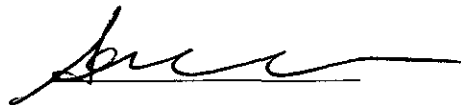
State of North Carolina County of Forsyth

I, Arielle Rodriguez the undersigned Notary Public of the County and State aforesaid, certify that **Christopher D. Lane and wife Melissa R. Kelly**, personally came before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and Notarial stamp or seal, this 10th day of September, 2024.

My Commission Expires: 02/13/2029





Notary Public