

2024030786 00111FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$218.00PRESENTED & RECORDED
09/11/2024 02:33:46 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3825
PG: 3688 - 3690**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$218.00

Parcel Identifier No.: 6836-92-6332.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Pt. Lot 10, Shady Mount

THIS DEED made this 9th day of September, 2024, by and between

GRANTOR	GRANTEE
Meisha Conrad Wylie (A.K.A. Meisha N. Conrad) and spouse, De'Rya Wylie	Dayana E. Guamanin Pazmino, unmarried woman
Mailing Address: 861 Shalimar Drive Winston-Salem, NC 27107	Property Address: 2035 East 14th Street, Winston-Salem, NC 27105
	Mailing Address: 2035 East 14th Street Winston-Salem, NC 27105

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3753, Page 2972, Forsyth County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

submitted electronically by "Stegall & Clifford, PLLC"
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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Meisha Conrad Wylie
Meisha Conrad Wylie

De'Rya Wylie
De'Rya Wylie

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, ~~FLEURETTE G. GREGORY PHILLIPS~~ Notary Public, do hereby certify that Meisha Conrad Wylie and De'Rya Wylie personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 9th day of September, 2024.

Fleurette G. Gregory Phillips
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

04/19/2028

FLEURETTE G. GREGORY PHILLIPS
Notary Public - North Carolina
Forsyth County
My Commission Expires: *04/19/2028*

Exhibit "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and FRONTING 50 feet on the north side of 14" Street (formerly Mickey Street), and extending back North 200 feet to the south line of Lot No. 2; being 53 feet on rear of North line, and being in the East half of Lot No. 10, as designated on the Plat of Shady Mount Property, and for a more particular description of said lot reference is hereby made to said plat, recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Book 97, page 59.

Less and except for the 104.25 square feet deeded to the city of Winston-Salem on October 30, 1992, and recorded with the Register of Deeds of Forsyth County, North Carolina in Book 1761, Page 2413, and described as:

BEGINNING at an iron stake in the southwesterly corner of Lot 7, Tax Block 1119 and the northerly right- of-way line of Fourteenth Street; thence along said right-of-way line, South 87 deg 58 min 59 sec West, 50.02 feet to a point in the southeasterly corner of Lot 102, Tax Block 455; thence along the easterly line of said lot, North 01 deg 29 min 32 sec West, 1.94 feet to an iron stake, a new corner; thence crossing the Grantor along a new line which forms the new northerly right-of-way of Fourteenth Street; North 87 deg, 39 min 22 sec East, 50.03 feet, to an iron stake in the westerly line of aforesaid Lot 7, Tax Block 1119, a new corner; thence along said line, South 01 deg 29 min 32 sec East 2.23 feet to the BEGINNING. Containing 104.25 square feet.

The property hereinabove was acquired by the late Selena Hemphill Nichols on March 13, 1973 by instrument recorded in Book 1119, Page 967. Under the Last Will and Testament of Selena Hemphill Nichols, all real property she owned was devised to Sylvia N. Conrad. See Forsyth Estate File 17 E 2593. Under the Last Will and Testament of Sylvia N. Conrad (See Forsyth Estate File 22 E 1869), all real property is devised to Meisha N. Conrad.

A map showing the above-described property is recorded in Plat Book 97, Page 59, and referenced within this instrument.

Parcel ID # 6836-92-6332.000

Property Address: 2035 East 14th Street, Winston-Salem, NC 27105