



2024032625 00059

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$650.00PRESENTED & RECORDED:
09-26-2024 11:37:34 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTYBK: RE 3827
PG: 4453-4454

Mail to Grantee: P.O. Box 11226, Winston Salem, NC 27116
Address of the Grantor: 3128 Burkeshore Road, Winston Salem, NC

This property is the residence of the Grantor.

Excise tax: \$650.00

This instrument was prepared by: Samuel M. Booth

PIN: 6816-51-2137

Brief description for the Index: Lot 35 Shoreland Park Bl. A

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 26th day of September, 2024, by and between

GRANTOR

GRANTEE

MARGARET T. TOWNSEND (Widow)**ABIGAIL LEE ROBERTSON (Unmarried)**

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 Forsyth County, North Carolina and more particularly described as follows:

Being Known and Designated as **Lot 35** as shown on the Plat of **SHORELAND PARK, Block A**, as recorded in **Plat Book 16 page 227**, in the office of the Forsyth County, North Carolina Register of Deeds to which reference is hereby made for a more particular description. For further reference see Book 975 page 714, Forsyth Registry.

Murray B. Townsend, husband of the Grantor, died on March 21, 2021, in Forsyth County, North Carolina

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

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple,

Original to: Samuel Booth

has the right to convey the same in fee simple, that title is marketable, title is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever, except as to easements of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal.

Margaret T. Townsend (SEAL)
Margaret T. Townsend (Widow)

NORTH CAROLINA - FORSYTH COUNTY

I, Laura Jackson a Notary Public of Guilford County, State of North Carolina, certify that **MARGARET T. TOWNSEND** (Widow), Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 26th day of September, 2024.



Print name Laura Jackson Notary Public

My Commission expires: June 30, 2027
