

2024032643 00077

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$7.00

PRESENTED & RECORDED
09/26/2024 12:49:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3828
PG: 84 - 85

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$7.00

PARCEL IDENTIFIER NO.

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 2024
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 25th day of September, 2024, by and between

GRANTOR		GRANTEE	
Erin Cumby Collins <i>f/k/a Erin Rebecca Cumby</i> and Bradley Moir Collins, a married couple		Connor Sexton, Unmarried	
Mailing Address 1316 Lone Hickory Rd Yadkinville, NC 27055		Property Address: 0 Mineral Ave. Winston Salem, NC 27105	Mailing Address 1413 Chelsea St Winston Salem NC 27103

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a point at the Northeast intersection of Efird and Mineral Streets, and running thence along the East side of Mineral Street, North 3 degrees 00 minutes East 112.9 feet to a point; thence South 87 degrees 00 minutes East 165 feet to a point in the West line of the property deeded to S. D. Worrell; thence along part of his West line, South 3 degrees 00 minutes West 112.90 feet to a point on the North side of Efird Street; thence along the North side of Efird Street, West 165 feet to the place of **BEGINNING**. For reference see Book 1711, Page 1122, Forsyth County Registry.

All or a portion of the property herein conveyed (_____) includes or () does not include the primary residence of a Grantor.

The properties hereinabove described were acquired by Grantor by instrument recorded in Book 1900 at Page 2120 submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing" 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Erin Cumby Collins f/k/a Erin Rebecca Cumby
Erin Cumby Collins f/k/a Erin Rebecca Cumby
Bradley Moir Collins
Bradley Moir Collins

STATE OF NORTH CAROLINA

COUNTY OF Yadkin

I certify that **Erin Cumby Collins and Bradley Moir Collins** who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 25th day of September, 2024.

Notary Signature: Christie J Devine

Notary's Printed Name: Christie J Devine

My Commission Expires: 4/19/2027

[Notarial Seal]

