

2024032927 00176

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$559.00

PRESENTED & RECORDED

09/27/2024 03:43:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828**PG: 1962 - 1963**

Excise Tax: \$559.00

Tax Info: PIN 6824-49-5577.00

Mail deed & tax bills to: Grantee(s) @ 9322 Moss Circle Drive, Dallas, TX 75243

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 10 of Fenimore Place

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 27 day of September, 2024 by and between

GRANTOR	GRANTEE
<p>KRISTA MARIE DeGOVANNI, unmarried</p> <p>Grantor Address: 1333 Winstead Place Greensboro, NC 27408</p>	<p>ROBERT M. REED, JR. and spouse, LARA K. HOLLY-REED</p> <p>Grantee Address: 9322 Moss Circle Drive Dallas, TX 75243</p> <p>Property Address: 1101 Fenimore Street Winston-Salem, NC 27103</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

submitted electronically by "Schell Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot 10 as shown on the map of FENIMORE PLACE, as recorded in Plat Book 24, Page 42 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3527, Page 3558. A map showing the above described property is recorded in Plat Book 24, Page 42.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Krista Marie DeGovanni (SEAL)
KRISTA MARIE DeGOVANNI

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:
KRISTA MARIE DeGOVANNI

Date: 9/27/2024

A. Gregory Schell
Notary Public Name: A. Gregory Schell
My commission expires. 2/18/2029