

2024034446 00075

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1298.00

PRESENTED & RECORDED
10/10/2024 12:11:29 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3830
PG: 1534 - 1537

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,298.00

Tax Parcel Identification Number: 6825-77-5763.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 510 West End Blvd, Winston Salem, NC 27101

Property Address: 510 West End Blvd, Winston Salem, NC 27101

Brief description for the Index: Lot 2, Map of A.C. Miller, Agent Subdivision

THIS DEED made this 8th day of October, 2024 by and between

GRANTOR

Robert D. Eastman-Mullins and spouse,
Andrea R. Eastman-Mullins

3521 Buena Vista Road
Winston Salem, NC 27106

GRANTEE

Connor Christensen (unmarried) &
Angela Nicole Marinello (unmarried),
Joint Tenants with Right of Survivorship

510 West End Blvd
Winston Salem, NC 27101

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 the County of **Forsyth**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 3082 at Page 1253, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2024 property taxes.

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

[Signature] (SEAL) [Signature] (SEAL)
Robert D. Eastman-Mullins Andrea R. Eastman-Mullins

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Jamie B. Brown, a Notary Public of the County of Davidson and State of North Carolina, certify that Robert D. Eastman-Mullins, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 9th day of October, 2024.

[Signature]
Notary Public
Printed Name: Jamie B Brown
My Commission Expires: 11-20-28

Jamie B Brown
Notary Public-North Carolina
Davidson County
My Commission Expires 11-20-28

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Jamie B Brown, a Notary Public of the County of Davidson and State of North Carolina, certify that Andrea R. Eastman-Mullins, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 8th day of October, 2024.

Jamie B Brown

Notary Public

Printed Name: Jamie B Brown

My Commission Expires: 11-20-28

Jamie B Brown
Notary Public-North Carolina
Davidson County
My Commission Expires 11-20-28

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN and DESIGNATED as Lot Number 2, as shown on the Map of AC. Miller, Agent Subdivision of Lots 42 and 43, of the West End Hotel and Land Company Property, as recorded in Plat Book 5, Page 104, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.