

2024038863 00037

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$760.00

PRESENTED & RECORDED
11/15/2024 09:02:16 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3836
PG: 581 - 583

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$760.00

Parcel Identifier No. 6846-74-7764.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

Brief description for the Index: Block 3221, Lot 215

THIS DEED made this 14th day of November, 2024, by and between

GRANTOR	GRANTEE
<u>Willie Green, an unmarried person</u> <u>PO Box 549</u> <u>Mt. Airy, NC 27030</u>	<u>Felicia Green, an unmarried person</u> <u>3121 Parrish Rd.</u> <u>Winston Salem, NC 27105</u>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2744 page 2310-2312.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

(Entity Name) Willie Green (SEAL)
Print/Type Name: **Willie Green**

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Gulford

I, the undersigned Notary Public of the County and State aforesaid, certify that **Willie Green** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of _____ Elizabeth A. Carter


My Commission Expires: 4/27/25  Elizabeth A. Carter
NOTARY PUBLIC
Gulford County, NC Elizabeth A. Carter
My Commission Expires April 27, 2025 Notary Public

Exhibit A

Beginning at an iron stake lying in the East right of way of Parrish Road said iron stake being the Northwest corner of the within described lot being located South 6° 47' West (along the East right of way line of Parrish Road, 360 feet from an iron stake lying in the South right of way line of Chelmsford Drive (formerly known as Lancelot Drive); and running from said beginning point South 83° 11' East 189.79 feet to an iron stake; Southwest corner of H.N. Hamilton (Deed Book 1122, Page 1726); running thence South 6° 49' West 120 feet to an iron stake; running thence North 83° 11' West 189.72 feet to an iron stake in the Eastern right of way line of Parrish Road, and running North 6° 47' East 120 feet to an iron stake, the point and place of Beginning. See Tax Block 3221, Lot 215 Forsyth County Tax Maps.

Property Address: 3121 Parrish Road, Winston Salem, NC 27105
Parcel ID: 6846-74-7764.00