

**2024039365 00121**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$360.00**

PRESENTED & RECORDED:

11-19-2024 04:35:06 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3836**PG: 3526-3527**

Excise Tax: \$360.00

Tax Info: PIN 6827-71-5951.00

Mail deed & tax bills to: Grantee(s) @ 1311 Waybridge Lane, Winston Salem, NC 27103

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

Brief Description for the index

New Lot B of the Alvin Freeman Property

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 13 day of November, 2024 by and between

GRANTOR	GRANTEE
ALVIN FREEMAN and spouse, JAMEELAH FREEMAN Grantor Address: 4502 Brookhaven Drive Greensboro, NC 27406	VLADISLAV KROKHMAL and spouse, ALEKSANDRA KROKHMAL Grantee Address: 1311 Waybridge Lane Winston Salem, NC 27103 Property Address: 405 Gossett Street Winston Salem, NC 27105

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: **BEING KNOWN AND DESIGNATED as New Lot B as shown on the map of the ALVIN FREEMAN PROPERTY, as recorded in Plat Book 77, Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3512, Page 4456. A map showing the above described property is recorded in Plat Book 77, Page 196.

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 X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

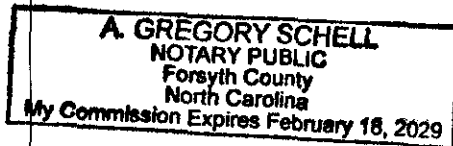

ALVIN FREEMAN

(SEAL)


JAMEELAH FREEMAN

(SEAL)

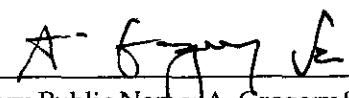
SEAL-STAMP



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document: ALVIN FREEMAN and JAMEELAH FREEMAN

Date: 11/13/2024


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