

**2024039502 00128**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$324.00**

PRESENTED & RECORDED

11/20/2024 02:07:55 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3837**

**PG: 22 - 23**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$324**

Parcel Identifier No. 6843-09-5627.000

Mail after recording to: Bynum Law Firm, PLLC (Pick-Up)

This instrument was prepared by: Christie Bynum, Attorney at Law

THIS DEED made this 30, day of October, 2024 by and between

**GRANTOR**

**ROGER V. LAIL REVOCABLE LIVING TRUST DATED JANUARY 11, 2005**

**484 Collinswood Drive  
Winston-Salem, NC 27127**

**GRANTEE**

**DONNA CRAWFORD SHANDS, unmarried, and son, JUWAN SHANDS, unmarried,**

**1002 William Drive  
Winston-Salem, NC 27107**

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

**Being Lot 172, of the revised Plat of Easton, which plat is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 14, Page 23(4), to which reference is hereby made for a more particular description.**

**Property Address: 1002 William Drive  
Winston-Salem, NC 27107**

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

All or a portion of the property hereinabove-described was acquired by Grantor by instrument recorded in Book 3420, Page 2934 Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 14, Page 23(4) and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 officer(s), the day and year first above written.

**ROGER V. LAIL REVOCABLE LIVING TRUST DATED JANUARY 11, 2005**

Roger V. Lail, Trustee (SEAL)  
**ROGER V. LAIL, Trustee**

STATE OF NC  
 COUNTY OF Davidson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **ROGER V. LAIL, Trustee, ROGER V. LAIL REVOCABLE LIVING TRUST DATED JANUARY 11, 2005.**

Witness my hand and official stamp or seal, this the 30 day of October, 2024.

My Commission Expires: 8/10/2028

Angela M. Schurter  
 Notary Public

Print Notary Name: Angela M Schurter

ANGELA M SCHURTER  
 NOTARY PUBLIC  
 Davidson County  
 North Carolina  
 My Commission Expires August 10, 2028