

2024039530 00156

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
 11/20/2024 03:21:28 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3837
PG: 116 - 118

Tax Parcel Identifier Number: 6836-16-6431.000

Revenue Stamps: 230.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **November 20**, 2024 by and between

GRANTOR	GRANTEE
<p>WILLIE MAE SCALES-DOWNS, (a/k/a Willie S. Downs), unmarried</p> <p>Mailing Address: 1225 Peachtree Street Winston Salem, NC 27107</p>	<p>JUNE MILLER, _____</p> <p>Mailing Address: 2411 Waughtown Street Winston Salem, NC 27107</p>

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

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 2722 Kilcare Avenue, Winston Salem, NC 27105

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein does | does not include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 965, Page 383, in the Forsyth County Registry. See also the Estate of Elizabeth B. Gordon (a/k/a Mary Elizabeth Baker Gordon) in Forsyth County Clerk of Court Estate Division File No. 19-E-1550.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Willie Mae Scales Downs (SEAL)
Willie Mae Scales-Downs (a/k/a Willie S. Downs)

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Willie Mae Scales-Downs (a/k/a Willie S. Downs)

Date: Nov 20, 2024

[Signature]
Notary Public
My Commission Expires: Mar 9, 2028

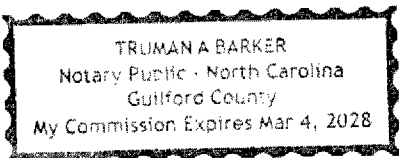


EXHIBIT A

LYING AND BEING in Winston Township, Forsyth County and State of North Carolina. BEING known and designated as Lot No. 5 as shown on the Map of property of H. Kapp Ogburn, Jr., recorded in Plat Book 19, Page 11 in the Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more particular description.

Property Address: 2722 Kilkare Avenue, Winston Salem, NC 27105

Parcel ID: 6836-16-6431.000