

**2024041445 00105**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$72.00

PRESENTED & RECORDED  
12/06/2024 02:04:45 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3839  
PG: 2210 - 2213

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$72.00                      Recording Time, Book and Page  
Parcel Identifier No. 6834-83-3212.000  
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361  
This instrument was prepared by: Mark L. McGuire, Attorney at Law

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THIS DEED made this the 6th day of December, 2024, by and between

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**GRANTOR**

**Lawana Robinson, unmarried**

**Mailing Address: 2514 Rosemary Drive, Winston-Salem, NC 27105**

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**GRANTEE**

**Timothy L. White and wife, Kristen M. White**

**Mailing Address: P.O. Box 14104, Archdale, NC 27263**

**Property Address: 744 Morsinie Street, Winston-Salem, NC 27107**

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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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Mark L. McGuire, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit "A" attached hereto

The property hereinabove described was acquired by instrument recorded in Book 2416, Page 1705, Forsyth County Registry.

All or a portion of the property herein conveyed xx includes or    does not include the primary residence of a 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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

 (SEAL)  
Lawana Robinson

State of North Carolina  
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Lawana Robinson

Witness my hand and Notarial stamp or seal this 6th day of December, 2024.

  
Notary Public

Mark L. McGuire  
Typed or Printed Name of Notary Public

My Commission Expires:  
12/09/2027

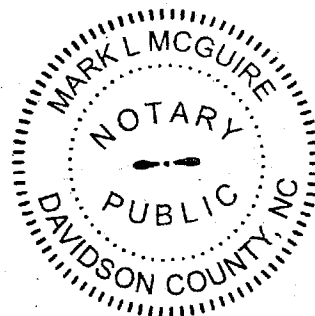


EXHIBIT "A"

**744 Morsinie Street, Winston-Salem, NC 27107**

**Tax Parcel # 6834-83-3212.000**

BEGINNING AT the southwest corner of Urban and Marsenia Streets; running thence Westwardly with Marsenia Street 50 feet to the northeast corner of Lot 11; thence Southwardly with the east line of Lot 11, 125 feet; thence Eastwardly 50 feet to Urban Street; thence Northwardly 125 feet with the west margin of Urban Street to the place of beginning; being the northern part of Lot Number 12 in Block 20 on the Plat of the Wachovia Development Company, recorded in Deed Book 41, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina.