

**2024043106 00114**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$750.00PRESENTED & RECORDED:
12-19-2024 02:50:01 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3841**
PG: 2827-2828

Original returned to Sam Booth

Address of the Grantee: P.O. Box 11226, Winston Salem, NC 27116

Address of the Grantor: 425 Fishel Road, Winston Salem, NC 27127

Excise tax: \$750.00

This instrument was prepared by: Samuel M. Booth *Original To*

PIN: 6816-42-9078

Brief description for the **Index**: Lot 16 Shoreland Park Bl. D**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 19th day of December, 2024, by and between**GRANTOR****JAMES MICHAEL DUNN, JR. and wife,**
HILLARY GREASON DUNN and
MONICA GIL-DUNN (Unmarried)**GRANTEE****JWR BUILDING COMPANY**
a North Carolina corporation

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:

Being Known and Designated as **Lot 16 in Block D**, as shown on the Plat Showing the **Remainder of Blocks C and D of SHORELAND PARK**, as recorded in **Plat Book 18 page 27(2)** in the office of the Forsyth County, North Carolina Register of Deeds to which reference is hereby made for a more particular description. For further reference see Book 2884 page 3946, Forsyth Registry.

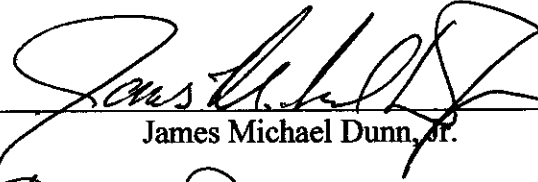
Monica Gil-Dunn and James Michael Dunn, Jr. were divorced, in Forsyth County, North Carolina

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple,

has the right to convey the same in fee simple, that title is marketable, title is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever, except as to easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals.

 (SEAL)

James Michael Dunn, Jr.

 (SEAL)

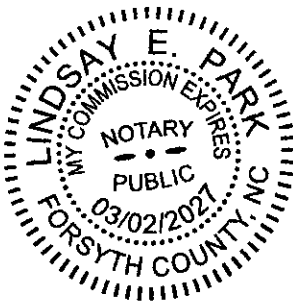
Hillary Greason Dunn.

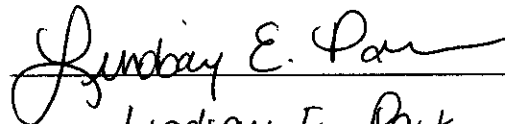
 (SEAL)

Monica Gil-Dunn (Unmarried)

NORTH CAROLINA - FORSYTH COUNTY

I, Lindsay E. Park a Notary Public of Forsyth County, State of North Carolina, certify that **JAMES MICHAEL DUNN, JR. and wife, HILLARY GREASON DUNN**, Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 19 day of December, 2024.





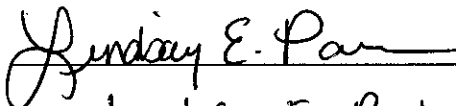
Print name Lindsay E. Park Notary Public

My Commission expires: 3/2/2027

NORTH CAROLINA - FORSYTH COUNTY

I, Lindsay E. Park a Notary Public of Forsyth County, State of North Carolina, certify that **MONICA GIL-DUNN (Unmarried)**, Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 19 day of December, 2024.





Print name Lindsay E. Park Notary Public

My Commission expires: 3/2/2027