

**2025001580 00029**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1850.00**

PRESENTED & RECORDED  
 01/17/2025 10:22:25 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3844**  
**PG: 3741 - 3743**

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax:** \$1,850.00

**Tax Parcel Identification Number:** 6825-47-7242.000

**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

**Return to:** Darren S. Cranfill Attorney at Law, PLLC, 2565-B Old Glory Road, Clemmons, NC 27012

**Mail Tax Bill to:** 241 Halcyon Avenue, Winston-Salem, NC 27104

**Property Address:** 241 Halcyon Avenue, Winston-Salem, NC 27104

**Brief description for the Index:** Lot 2, West Highlands, Section 2, Block 7

THIS DEED made this 2<sup>nd</sup> day of December, 2024 by and between

GRANTOR	GRANTEE
KAREN L. GRAY, widow  1969 Queen Avenue S Minneapolis, MN 55405	ROBERT CENTRA and SHERRI CENTRA, Co-Trustees of the Robert and Sherri Centra Joint Trust  241 Halcyon Avenue Winston-Salem, NC 27104

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.

BT:1003472v1

submitted electronically by "Darren S Cranfill Attorney At Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows (the "Property"):

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**


For back title reference, see the deed recorded in Book 3455, Page 3350, Forsyth County Registry.

**THE PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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: all valid and enforceable restrictive covenants, easements and encumbrances of record; and 2024 property taxes and subsequent years, not yet due and payable.

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

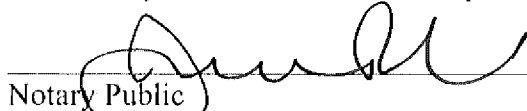
 (SEAL)  
KAREN L. GRAY

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Karen L. Gray, either being personally known to me or proven by satisfactory evidence (said evidence being her driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 2nd day of ~~November~~ <sup>December</sup>, 2024.

  
Notary Public

Name: Julian P. Robb

My Commission Expires: 07/21/2025

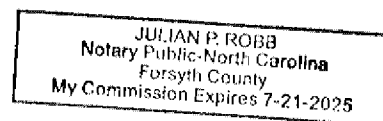


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on the Map of West Highlands, Section Two, Block 7, said Map being recorded in Plat Book 7, Page 134(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.