

2025001603 00052

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$275.00

PRESENTED & RECORDED
 01/17/2025 11:29:32 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3844
PG: 3884 - 3885

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$275.00

Parcel Identifier No. 6836-82-2824.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 10th day of January, 2025 by and between

GRANTOR

**JEFF BAILEY AND WIFE, CATHY BAILEY
 180 CREPE MYRTLE CIRCLE, WINSTON-SALEM, NC 27106**

GRANTEE

**BYRON M. INGRAM
 1606 SHADY MOUNT AVENUE, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 2 AS SHOWN ON THE SUBDIVISION OF SHADY MOUNT SCHOOL LOT, RECORDED IN PLAT BOOK 5, PAGE 61, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 1606 SHADY MOUNT AVENUE, WINSTON-SALEM, NORTH CAROLINA

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 2509, page 658, Forsyth County Registry.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Jeff Bailey (SEAL)
JEFF BAILEY

Cathy Bailey (SEAL)
CATHY BAILEY

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **JEFF BAILEY AND WIFE, CATHY BAILEY**. Witness my hand and official stamp or seal, this 10th day of January, 2025.

My Commission Expires: 07/25/28

L. Christine Conrad
Notary Public

Print Notary Name:

L. Christine Conrad

