

2025003022 00040

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$174.00

PRESENTED & RECORDED
01/31/2025 10:22:11 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3846
PG: 2995 - 2998

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$174.00 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

THIS DEED made this the 31st day of January, 2025, by and between

GRANTOR

Timothy L. White and wife, Kristen M. White

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

GRANTEE

Nancy Olivera Banos

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

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 3839, Page 2210, Forsyth County Registry.

All or a portion of the property herein conveyed ____includes or _x_ 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

Timothy L. White (SEAL)
Timothy L. White

Kristen M. White (SEAL)
Kristen M. White

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:

Timothy L. White and Kristen M. White

Witness my hand and Notarial stamp or seal this 31st day of January, 2025.

Mark L. McGuire
Notary Public

Mark L. McGuire
Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

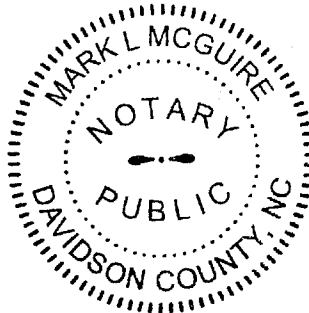


EXHIBIT "A"

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.