

2025003882 00120FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

02/07/2025 03:53:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3847

PG: 3175 - 3176

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel Identifier No.: 6827-57-2686.00

Mail/Box to: The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lots 69, 70, and 71, Map of Lincoln Park

THIS DEED made 7th day of February, 2025 by and between

GRANTOR

GRANTEE

THE HEIRS OF RUTH L. DOBSON
(Estate File: 19E122, Forsyth County)

Ronnie Skinner

Bernard Charles Dobson,
a single personMailing Address:
8507 Blackstone Drive
Colfax, NC 27235

&

HEIRS of PATRICK LENARD DOBSONJuJuan Dobson, a single person
Breanna Dobson, a single person
(aka Brittianna Dobson)
Linda Dobson, a single personProperty Address:
4665 Walcott Street
Winston-Salem NC 27106Mailing Address:
207 E. Montcastle Drive, Unit E
Greensboro, NC 27406SUBJECT PROPERTY IS NOT
THE GRANTOR'S PRIMARY RESIDENCE

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:

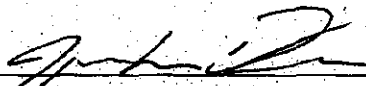
BEING KNOWN AND DESIGNATED as Lots 69, 70, and 71 as shown on the Map of "Lincoln Park" Plat of which is recorded in Plat Book 4, page 79, Forsyth County Registry.

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.

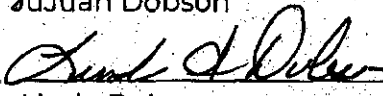
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all.

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

 (Seal)
Bernard Charles Dobson

 (Seal)
JuJuan Dobson

 (Seal)
Breanna Dobson

 (Seal)
Linda Dobson

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Bernard Charles Dobson, JuJuan Dobson, and Breanna Dobson and Linda Dobson personally appeared before me and, acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 25th day of February, 2025

My Commission Expires: 03-02-27

Notary Public: 