

2025008725 00060FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$288.00PRESENTED & RECORDED
03/20/2025 12:37:24 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3853

PG: 3310 - 3311

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$288.00

Parcel Identifier No. 6836-27-6303.000

**This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX
COLLECTOR UPON DISURSEMENT OF CLOSING PROCEEDS.****ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103**THIS DEED made this 20 day of March 2025 by and between**GRANTOR****THE GARNER REALTY FIRM LLC
860 SALIBSURY STREET, SUITE C, KERNERSVILLE, NC 27284****GRANTEE****LAMONTE DUNCAN, AN UNMARRIED PERSON
2901 NE GILMER 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 127, SB ON THE PLAT OF "BON AIR-GREENWAY PLACE" AS RECORDED IN PLAT BOOK 8, PAGE 109, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3843, Page 3697, Forsyth County Registry.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

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.

THE GARNER REALTY FIRM LLC

By: [Signature] (SEAL)
MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **JAMES GARNER, JR., MANAGER OF THE GARNER REALTY FIRM LLC**. Witness my hand and official stamp or seal, this the 20 day of March, 2025.

My Commission Expires: 4/30/28

[Signature]
Notary Public

Print Notary Name: Clinton Calaway

