

2025008900 00064

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$416.00

PRESENTED & RECORDED
 03/21/2025 12:33:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3853**PG: 4313 - 4315****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$416.00
Parcel ID:	6856-05-5585
Mail/Box to:	Grantee
Prepared by:	Innovative Closing Solutions
Brief description for the index:	Lot 134 Silver Chalice Section 2 in Plat Book 35 Page 142 being 0.40 of an acre in Middlefork Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 20 day of March, 20 25, by and between:

GRANTOR	GRANTEE
Averi Spence, an unmarried woman	Section 2 of Silver Chalice 3748 Signet Drive Trust
Mailing Address:	Mailing Address:
256 Glen Eagles Drive Winston-Salem, NC 27104	PO Box 631 Clemmons, NC 27012

Property Address: 3748 Signet Drive, Winston-Salem, NC 27101

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3648 Page 3711.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 35 Page 142.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. 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: That Deed of Trust recorded in Book _____ at Page _____ as agreed to in a separate writing executed by the parties hereto and items listed below, if any:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Averi Spence
Name: Averi Spence

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, ~~Brian H. Elam~~ Crystal A. Helms, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 20th day of March, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Averi Spence

Affix Notary Seal/Stamp

Crystal A. Helms
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires _____

Crystal A. Helms
Notary Public (Official Signature)
My commission expires: ~~September 26, 2029~~ 7/5/25

EXHIBIT "A"

Property Address: 3748 Signet Drive, Winston-Salem, NC 27101
Tax ID: 6856-05-5585 / Block 3216D Lot 134

Being known and designated as Lot Number 134, as shown on the plat entitled Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.